

# 3rd & Cherry

DESIGN REVIEW BOARD  
2<sup>nd</sup> RECOMMENDATION MEETING

June 18, 2019

Project Address: **601 4th Avenue**  
SDCI Project #: **3028747**

**Owner**

Bosa Development  
1300-2025 Willingdon Ave  
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**Design Architect**

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**Architect of Record**

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# 1.0

## Revised Proposal







# 1.1 Revised Proposal

The 3rd and Cherry project comprises an entire city block in the Downtown Mixed Commercial Zone. The site is bordered by 3rd Ave, 4th Ave, Cherry St, and James St. The four sides are adjacent to public rights of way: 3rd Avenue to the southwest, Cherry Street to the northwest, 4th Avenue to the northeast and James Street to the southeast.

The site is located within civic & heritage precincts and as such is bordered by a number of significant buildings, most notably City Hall on 4th Avenue and the King County Court on James St. Across the site on Cherry St is the Arctic Building, a heritage gem built in 1916 and across 3rd Avenue is the Lyon Building built in 1910. Both of these buildings are on the National Register of Historic Places.

There is an existing easement on the site for 2 access points to underground public transportation as well as a bus stop. The historic alley on the site has been vacated for over a century. There is no current use as the site remains a vacant hole surrounded by a protective barrier.

Downtown is one of the most densely populated neighborhoods in Seattle, and as such there is a real diversity of uses including cultural institutions, offices, stores, eating establishments, social services agencies, and some multi family residences.

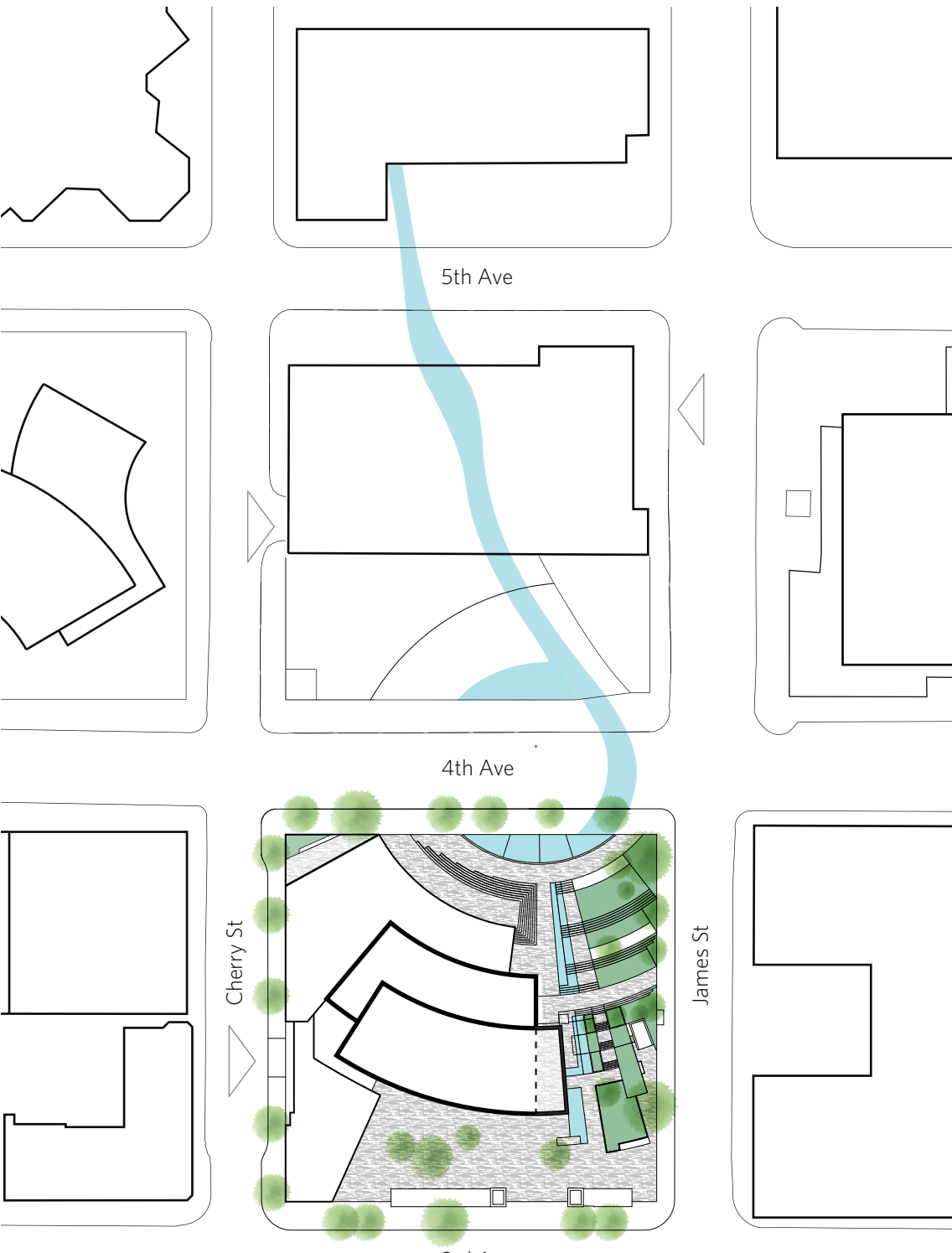
The previously approved design on the subject site was a commercial tower with residential units and street level retail, as well as below grade parking facilities.

This project however, seeks to provide much needed housing to this area of downtown. The project will be a well-designed building that complements the existing neighborhood on a number of levels: the street level pedestrian experience at 3rd & 4th Ave; engaging the public with a 25,000 sq ft plaza; and enhancing the already iconic skyline of Seattle and the historic Pioneer Square area.

There is an eclectic mix of historic and iconic buildings throughout Downtown Seattle, as well as valuable public spaces. 3rd and Cherry takes design cues from a number of buildings

close to the site and reinforces a public corridor along Cherry St. Our intention is to provide an outdoor gathering space to complement City Hall - a type of relief from the existing street wall typology. The plaza and terraces are proposed as a visual extension of City Hall's existing Plaza and curvilinear geometry, which is also based off the civic masterplan for this area. The open space will be open, permeable, and accessible, promoting pedestrian interaction. Creating this urban space will also complement the Pioneer Square Area, just few blocks south on James St. Being at a transition point, an urban design juncture between the modern glass towers of downtown and the historic mid-rise masonry buildings of Pioneer Square, the tower on the site requires a unique facade. It's materiality provides a dialogue between the mixed materiality of both modern and historic buildings by combining a mix of these materials - masonry with glass.

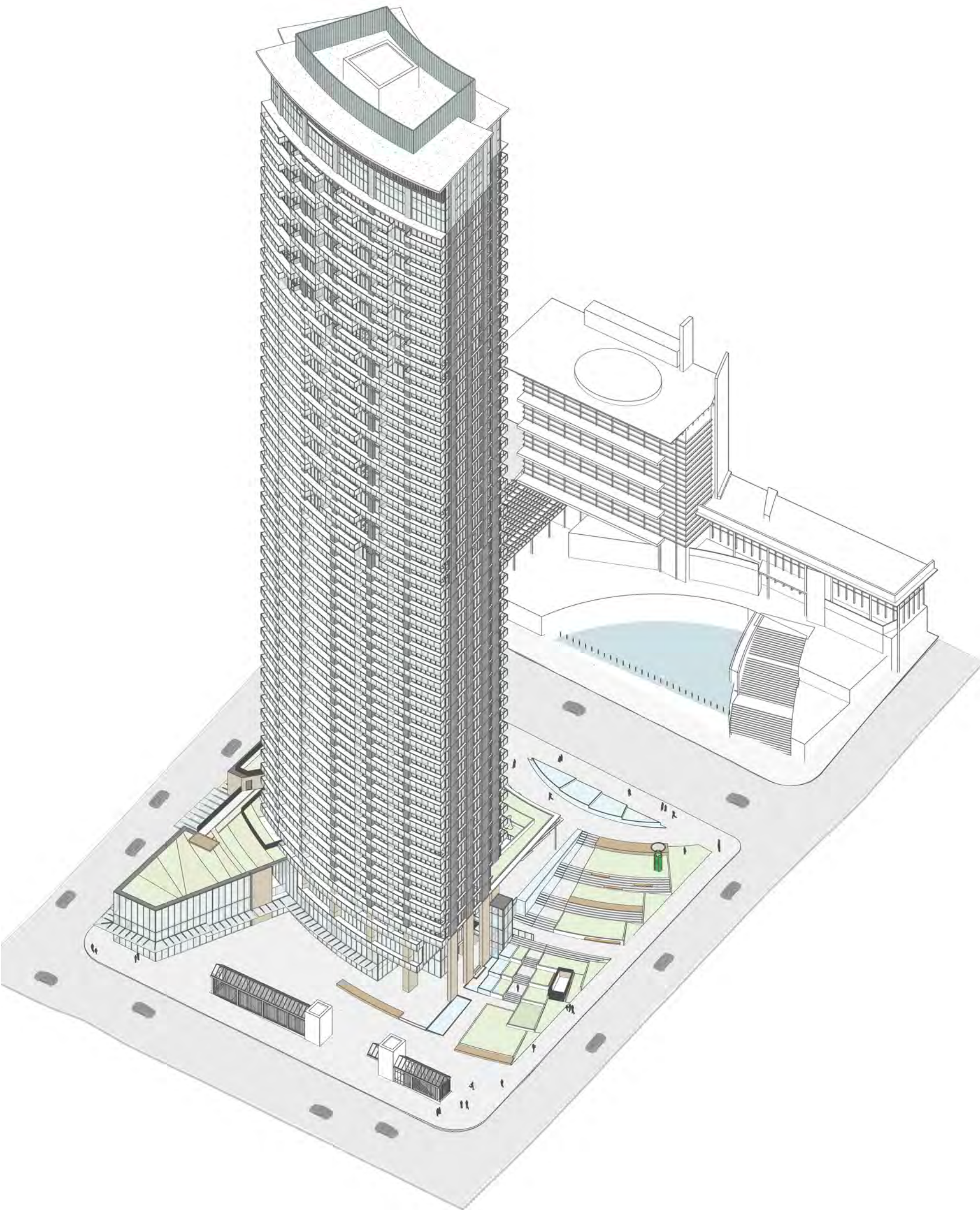
Sustainable design plays an important role in the project. When appropriate, natural environmental control features will be integrated into the building and open spaces, including systems for controlling daylight, ventilation and rainwater collection. The design is not just limited to control systems, but to the physical building and to the social aspects of the building. High quality, locally sourced materials will be selected when possible, and materials selected will be robust and age gracefully, ensuring longevity of the building. From a social perspective, the project is high-density mixed-use, fitting for the rapidly changing neighborhood. Occupants will not just have access to retail spaces at street level, but to a large public plaza, in addition to innovative indoor and outdoor amenity spaces.



## Project Data

Site Area:		57,348 sf
4th Ave:	241'-0"	
James St:	238'-1"	
3rd Ave:	240'-8"	
Cherry St:	238'-1"	
Residential (423 units)	55 levels	593,082 sf
Interior Amenity (Residential)	3 levels	12,991 sf
Commercial	3 levels	28,305 sf
Parking (Physical stall count: ±526 (tandem as 2)) (Stall count as per SMC: 483 (tandem as 1.5))	7 levels	255,236 sf
Total levels (Above Grade)	58 levels at 3rd Avenue 56 levels at 4th Avenue	





# 2.0

## Itemized Responses

# 2.0 DRB 1 Comments Overview

- 2.1. Street Edges - Cherry St.
  - a: Activation of Street
  - b: Continuous Weather Protection
  - c: Vehicular and Pedestrian Access
  - d: Passthrough
  - e: Retail Entrance
- 2.2 Street Edges - 4th Ave.
- 2.3 Street Edges - James St.
  - a: Gas Meter Design
  - b: Exhaust Vents
- 2.4 Street Edges - 3rd Ave.
- 2.5 Open Space
  - a: Curved Step Seating
  - b: Lower Plaza Transit Design
  - c: Elevator Location and Wayfinding
  - d: Glass Elevator Design
  - e: Landscaping Pinch Point into Site
  - f: Hardscape/Landscape Materials and Elements
- 2.6 Location of the Tower
  - a: Site and Massing Study
  - b: Pedestrian View and Skyline Context
- 2.7 Tower and Materiality
  - a: Unify Design of North and South Facade
  - b: Base Porosity
- 2.8 Lighting and Signage



# 2.1 Street Edges - Cherry Street

## Board Comment:

The Board appreciated the design along Cherry St with a façade of vision glass extending down to the sidewalk but was concerned about the lack of activation along the facade. The Board noted that the vehicle/pedestrian access into the site works well for as a vehicle entry, but as shown with the large column near the pedestrian entry doors, it does not work well as a pedestrian entry. The entry needs to be welcoming and people should not have to squeeze their way around a column to enter the building. The Board had also given guidance at the 2nd EDG to consider a visual and physical connection between the entry along Cherry St and the lower plaza along 3rd Ave. The design presented at the Initial Recommendation meeting did not have that connection. After deliberation the Board indicated a visual connection to the plaza at the entry point should be provided. (C3.1, C4.2, C5) The following guidance was given:

## Response

The following pages address modifications made to the design to create a more welcoming Arrival Plaza off Cherry Street. The pedestrian experience has been improved by providing a more open arrival vestibule, additional areas for seating and pause, and a visual connection to the lower plaza. Furthermore, the repositioning of the tower (see section 2.6) has resulted in the relocation of two columns that previously abutted the residential entrance. There is now greater separation between the entrance vestibule and nearby columns, hence providing a more welcoming and visually open entrance.



View of Cherry Street from 4th avenue







Comments 1a:

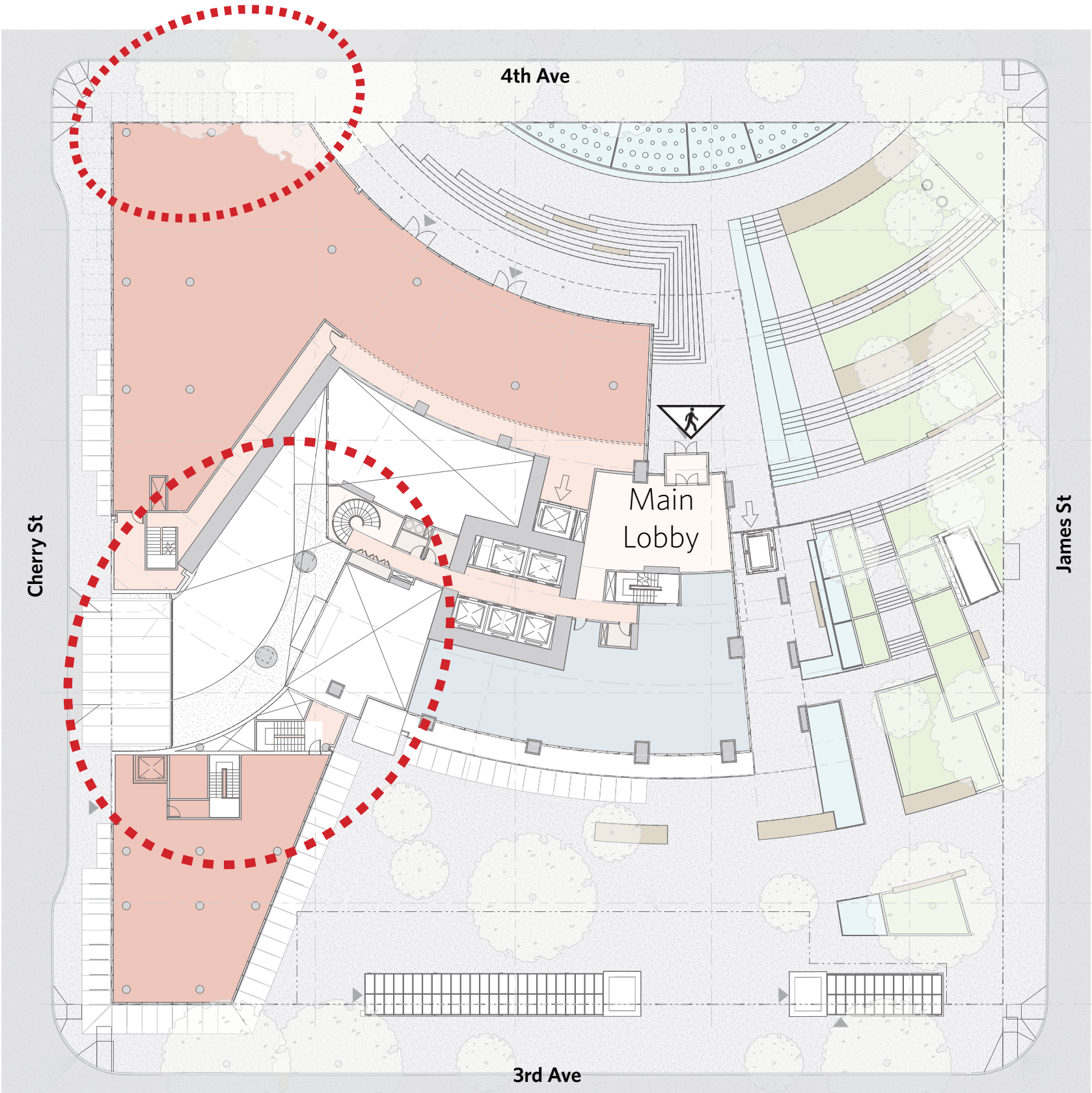
a. Provide activation along the Cherry St. façade with operable windows, doors if possible, and resting/seating areas. (C3.1.b, C3.1.i)

Response

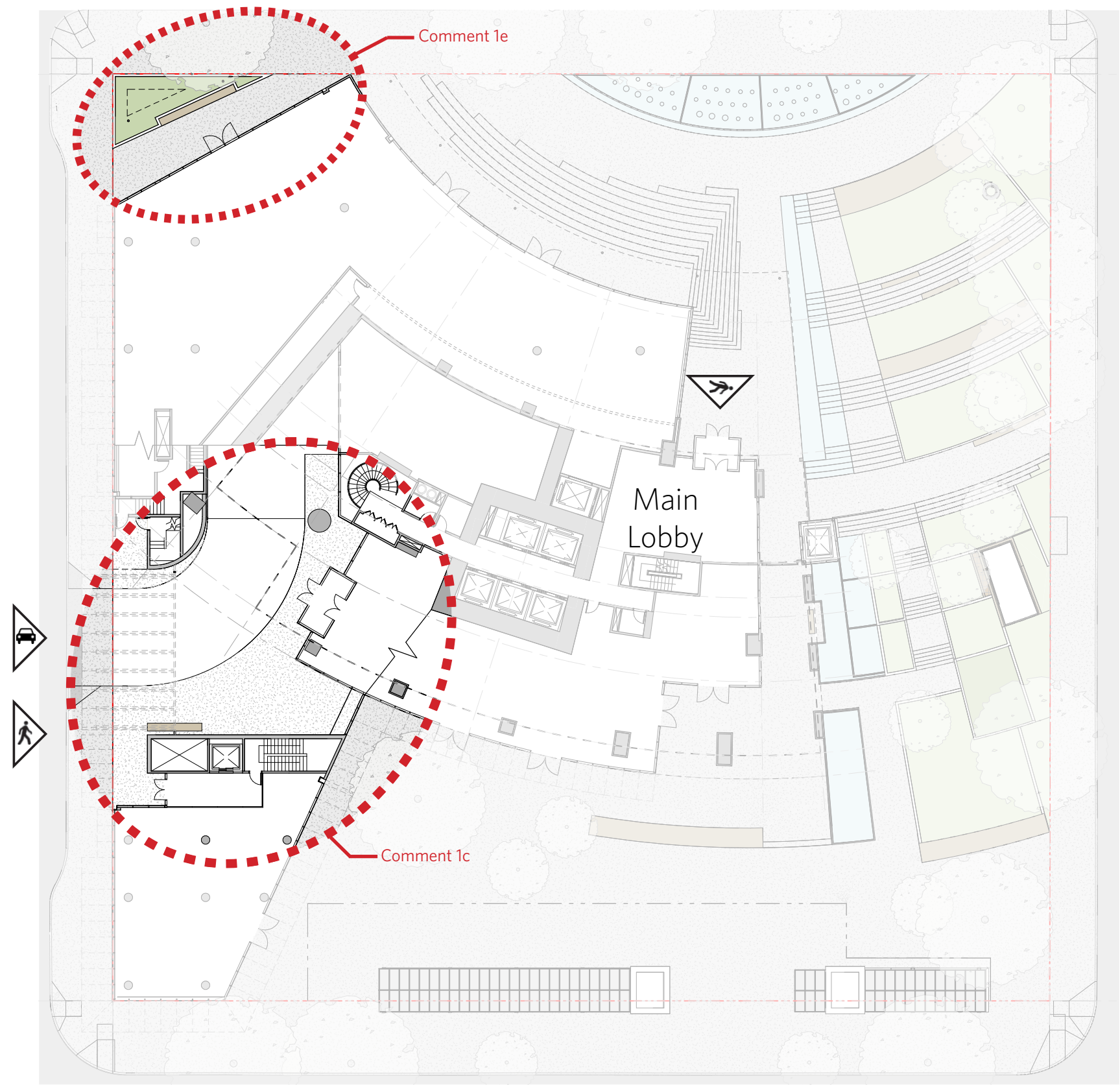
The corner of 4th Avenue and Cherry Street has been activated by providing an entrance into retail from this area.

Seating areas have been added mid-way up Cherry Street.

Initial Recommendation



DRB 2 - Current proposal



Level 1 Plan Arrival Plaza





Comments 1b:

b. Provide a continuous canopy or recesses that provide weather protection for the length of the street. (C5)

Response

A canopy has been added to the face of the stone adjacent to the arrival plaza as per the boards request.



Overhead weather protection

Overlook to Lower Plaza (Comment 1C)



View of the Arrival Plaza



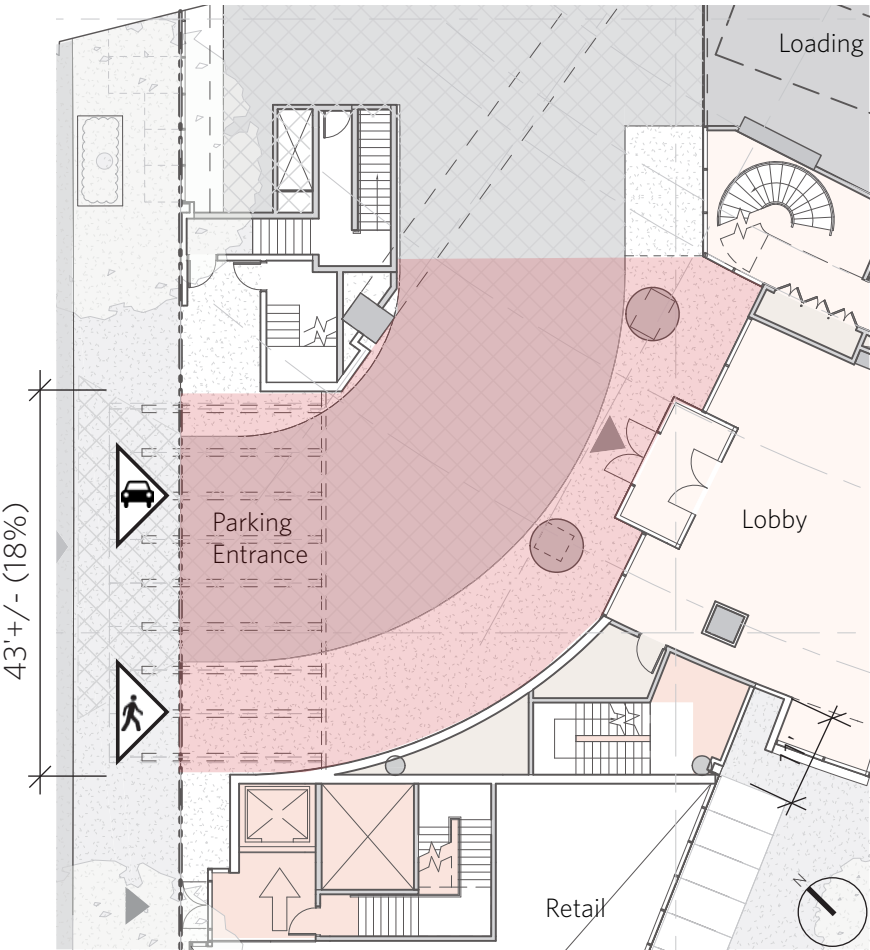
Comments 1c:

c. Design the vehicle and pedestrian access area along Cherry St to be welcoming and easily accessible, with additional visibility into the pedestrian lobby from the drop off circulation area. (C3.1.b)

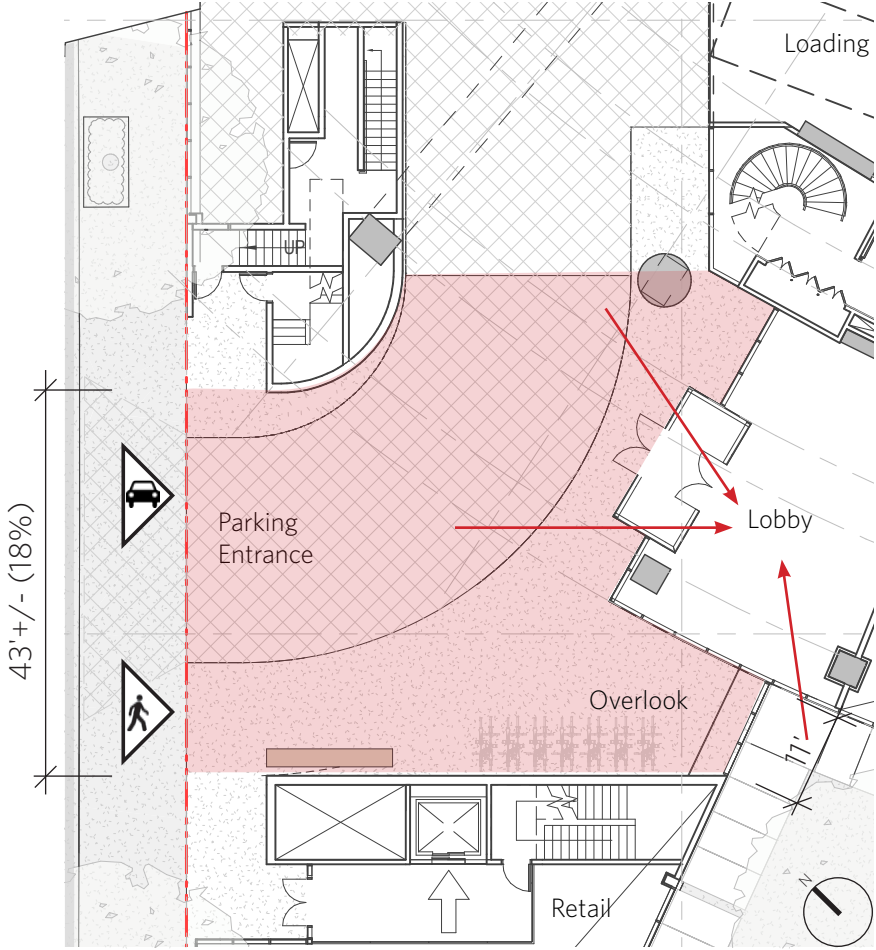
Response

Visibility to the glass entrance lobby has been increased by the relocation of the tower and it's columns. Furthermore, the overlook onto the lower plaza increases views into the lobby increasing a feeling of safety and surveillance. A glass wind shield is positioned near the end of the overlook to provide wind protection while maintaining clear views and visual connection from the Arrival Plaza to the Lower Plaza. The arrival plazas stone pavers extend through to this area.

Initial Recommendation



DRB 2 - Current Proposal



Level 1 Plan Arrival Plaza



Arrival Plaza

Repositioned Entrance Column

Open & Visual Connection from  
Cherry Street to Lower Plaza

Seating



Comment 1D:

Design the vehicle and pedestrian access area along Cherry St so that it provides visual access to the plaza below which is accessed from 3rd Ave. (C4.2)

Response

Views from Cherry Street and the Arrival Plaza to the lower plaza are now featured by providing a open, visual connection adjacent to the Lobby. Natural light into the arrival plaza is improved., while sightlines from Cherry Street are enhanced.

Initial Recommendation





DRB 2 - Current Proposal

Open & Visual Connection from  
Cherry Street to Lower Plaza



From the lower plaza look up to the Arrival Plaza



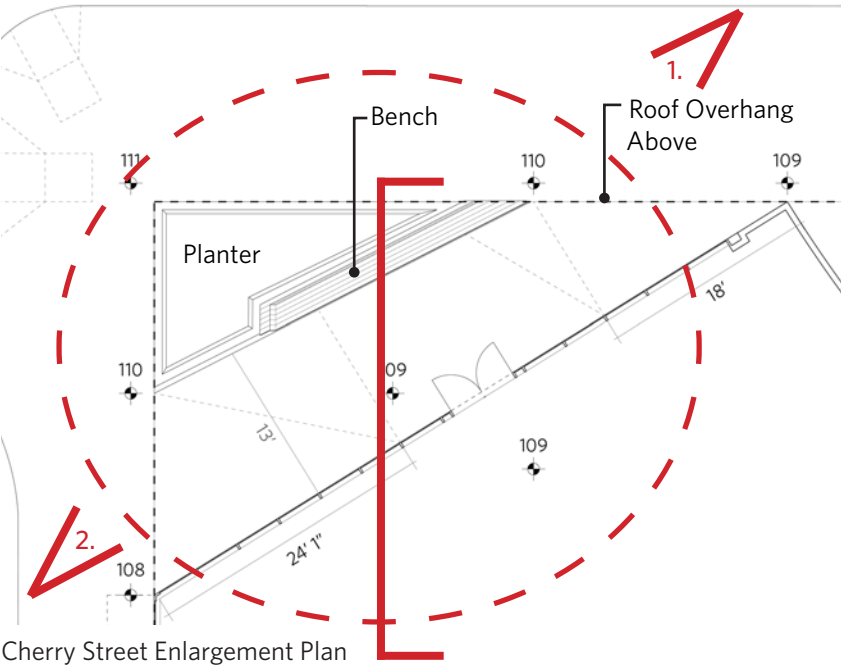
Comment 1E:

Consider an entry into the retail space from Cherry St near elevation 109'.  
(C1.3.f)

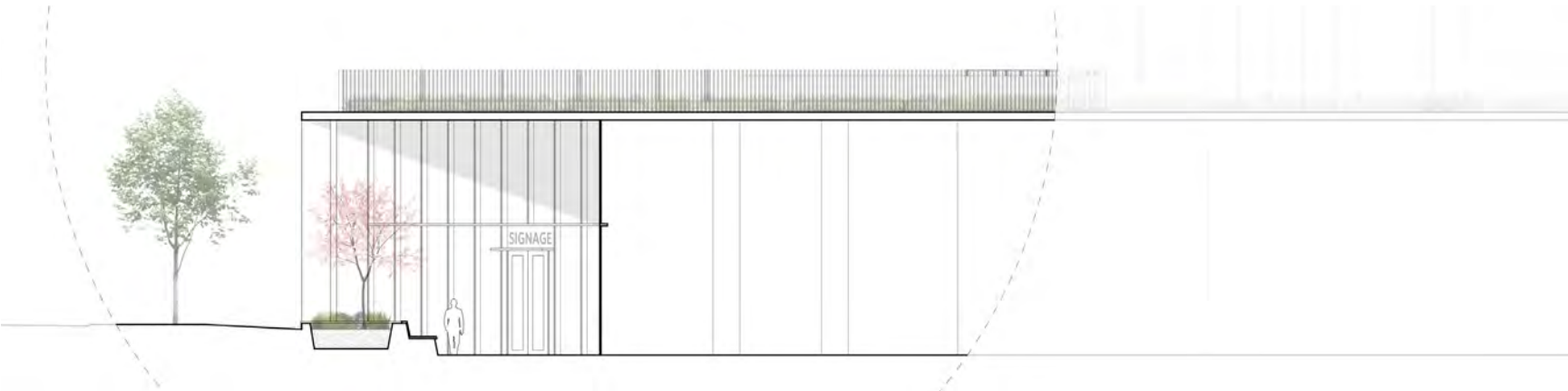
Response

A new entrance at the corner of 4th and Cherry has been added. This entrance allows greater pedestrian activation at the corner and allows additional entry points into retail.

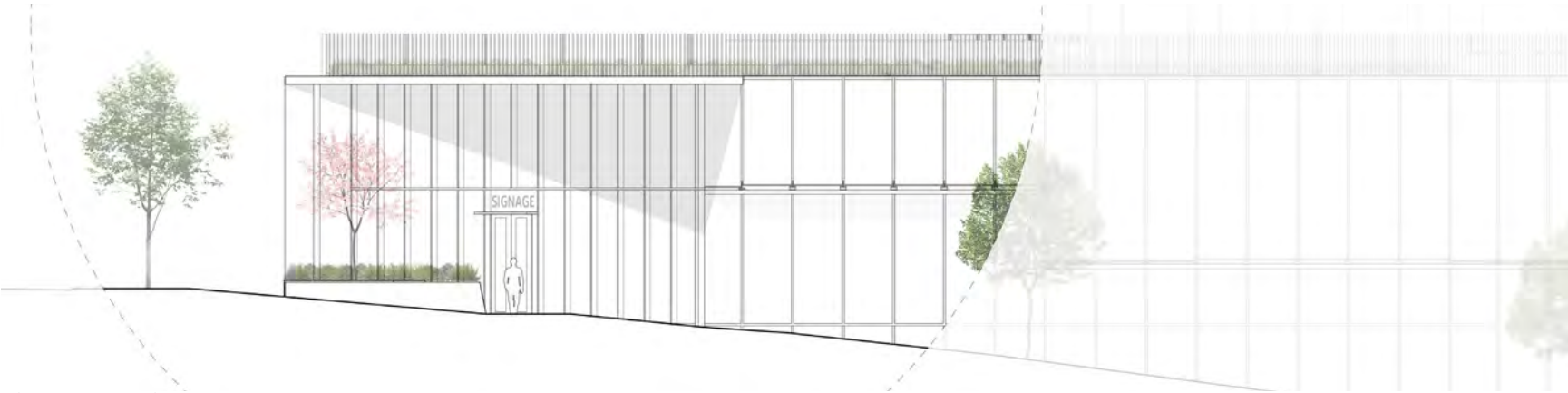
A planter with built-in seating has been provided for pedestrian comfort. The original roof form has been retained to provide continuous weather protection over the entrance.



Cherry Street Enlargement Plan



Cherry Street Section



Cherry Street Elevation



4th Avenue Elevation





View 1: Retail corner from 4th Avenue



View 2: Retail corner from Cherry Street



Initial Recommendation



Retail corner at 4th Avenue and Cherry Street



DRB 2 - Current Proposal



Retail corner at 4th Avenue and Cherry Street



# 2.2 Street Edges - 4th Avenue

## Board Comment:

The Board commented that the design treatment along 4th Ave is successful, and they appreciated the extended fountain design. The design team was asked to study how the fountain along 4th Ave functionally connects to the water feature at City Hall so that the two water features relate to each other. (B1.1)

## Response

Both water feature jets could be synchronized to enhance the dialogue between City Hall and Civic Square.



View of the Upper Plaza from City Hall







# 2.3 Street Edges - James Street

## Board Comment:

The Board supported the proposed tiered design of landscaping/hardscape that steps down along James St. The Board was concerned about the garage exhaust vents and the height and bulk of the gas meter equipment located within the landscaping near the sidewalk. After a debate of the best location for the large gas meter it was agreed James St was preferable over Cherry St. The Board gave guidance to study a reduction of the height and bulk of the gas meter and to make it as unobtrusive as possible. (D2.1, E3) The following guidance was given:

## Response

The design of the terraced gardens has been enhanced by revising the exhaust vent concept and by reducing the massing and height of the gas meter enclosure. The following pages provide more detail on how this has been achieved.



Garden Terraces & 4th Avenue Residential Entrance







Comment 3a:

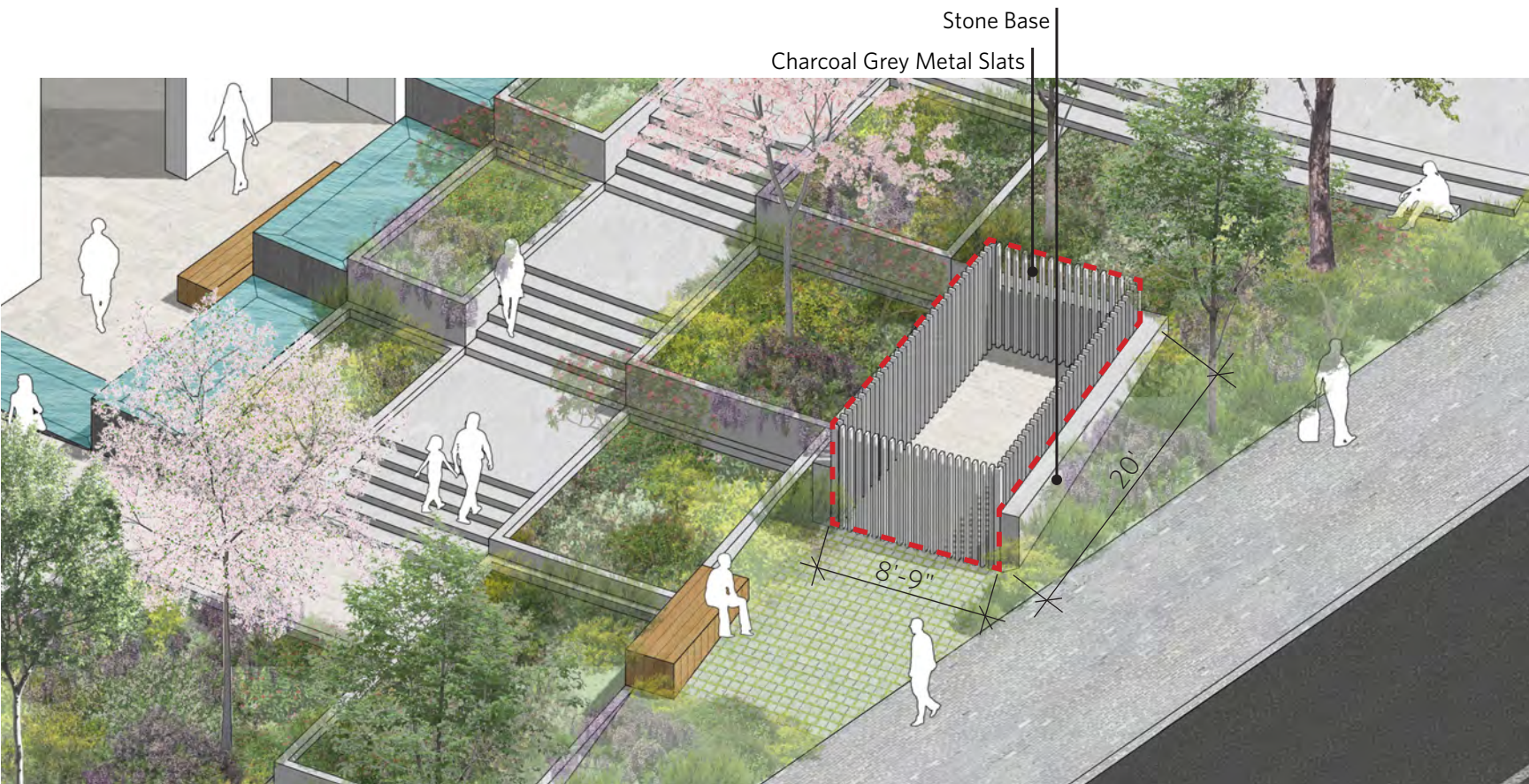
Study the gas meter equipment enclosure location along James St and design it to be as unobtrusive as possible. Consider combining the enclosure with the bus stop. (E3)

Response

The gas meter enclosure has been redesigned to be integrated into the landscape away from the sidewalk. The height of the enclosure has been reduced 4' (from 10' to 6').

The Gas Meter's enclosure has a stone base and is surrounded by charcoal grey metal slats.

Seating has been provided near the existing bus stop to complement the existing bus stop.



Gas Meter Perspective



Gas Meter Enclosure James Street Elevation



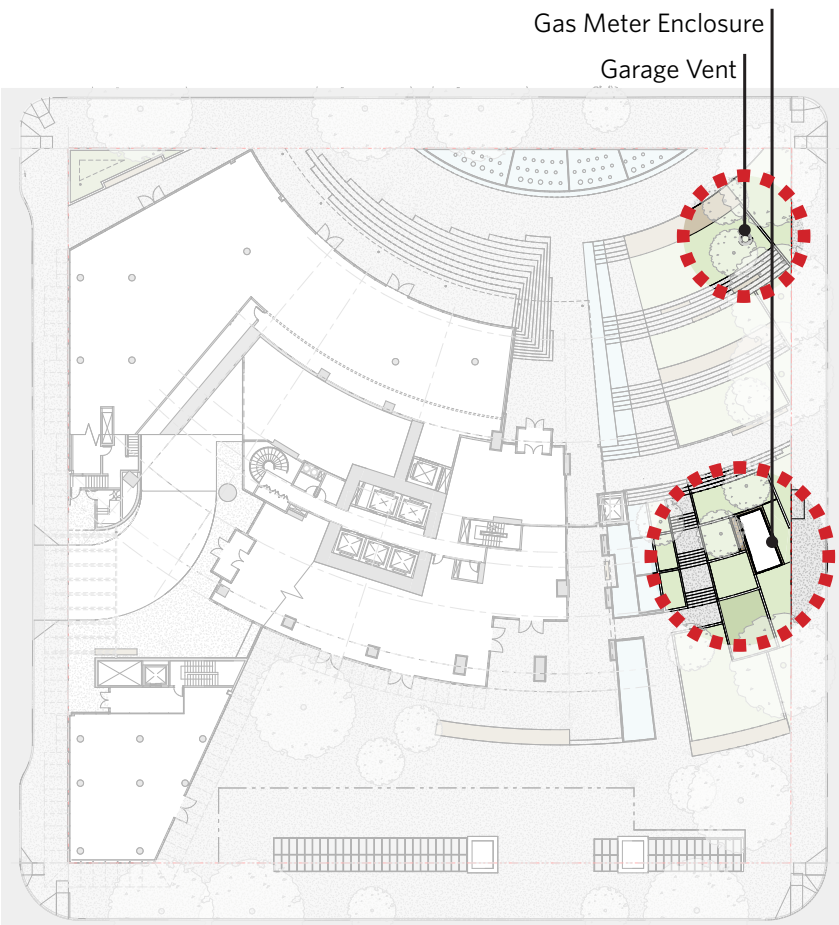
Comment 3B:

Provide only one vertical garage vent, instead of the two shown at the Initial Recommendation meeting. Turn the vent into a piece of art or sculptural element to provide visual interest. (D1.2)

Response

The proposed exhaust pylon within the terrace gardens will be designed by an artist, to ensure these elements are sculptural features within the landscape.

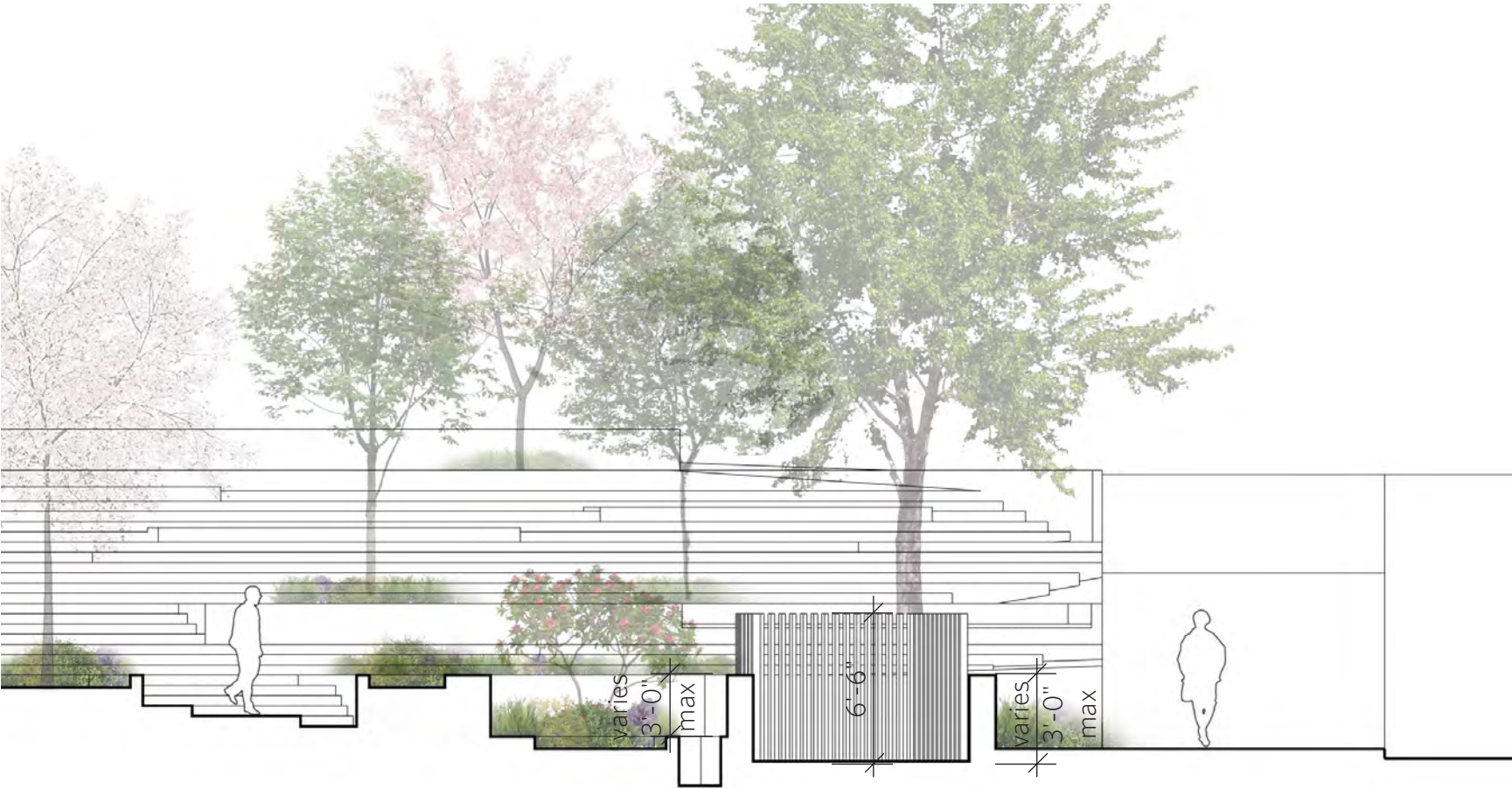
The minimum size will be: 13' high x 36" diameter.



Composite Site Plan



Sculptural Exhaust



Gas Meter Enclosure Section





View of the Garden Terraces from the Lower Plaza







# 2.4 Street Edges - 3rd Avenue

## Board Comment:

The Board agreed that the glass façade design at the corner of Cherry St and 3rd Ave provided a successful relationship of the retail space to the street and the surrounding context. They encouraged the design team to work with Sound Transit to understand proposed future improvements to the transit stop and further explore the design of the plaza adjacent to transit stop. (B1.1.f, B4.2)

## Response

We have consulted with Sound Transit and their architect in charge of the transit structure improvements at 3rd and Cherry . Sound Transit plans to improve the stations by adding access into the plaza from the east side of the structures, and adding Plexiglas and metal bars for transparency along the facade. This will ensure physical and visual permeability and strong connectivity to the plaza. They will also add 10 FC lights above each elevator. Sound Transit's longer term plans are to widen the head houses as the stations transition from bus tunnels to light rail only.

Continuity and cohesion between Pioneer Square Station and the plaza is achieved by running the plaza's surface and pattern up to the transit entrance stations. These stations frame views into the plaza.



Lower Plaza





# 2.5 Open Space

## Board Comment:

The Board was generally supportive of the generous open space within the site which includes 25,000 sq. ft. of space available to the public from 7am-10pm daily. The open space is broken into three areas: the upper plaza between the fountain and the structure, the tiered landscaping/hardscape along James St and the lower plaza between 3rd Ave and the structure. The Board expressed concerns about wayfinding into and through the site and the flexibility of the lower open space plaza accessed from 3rd Ave. (D1.2, D6)

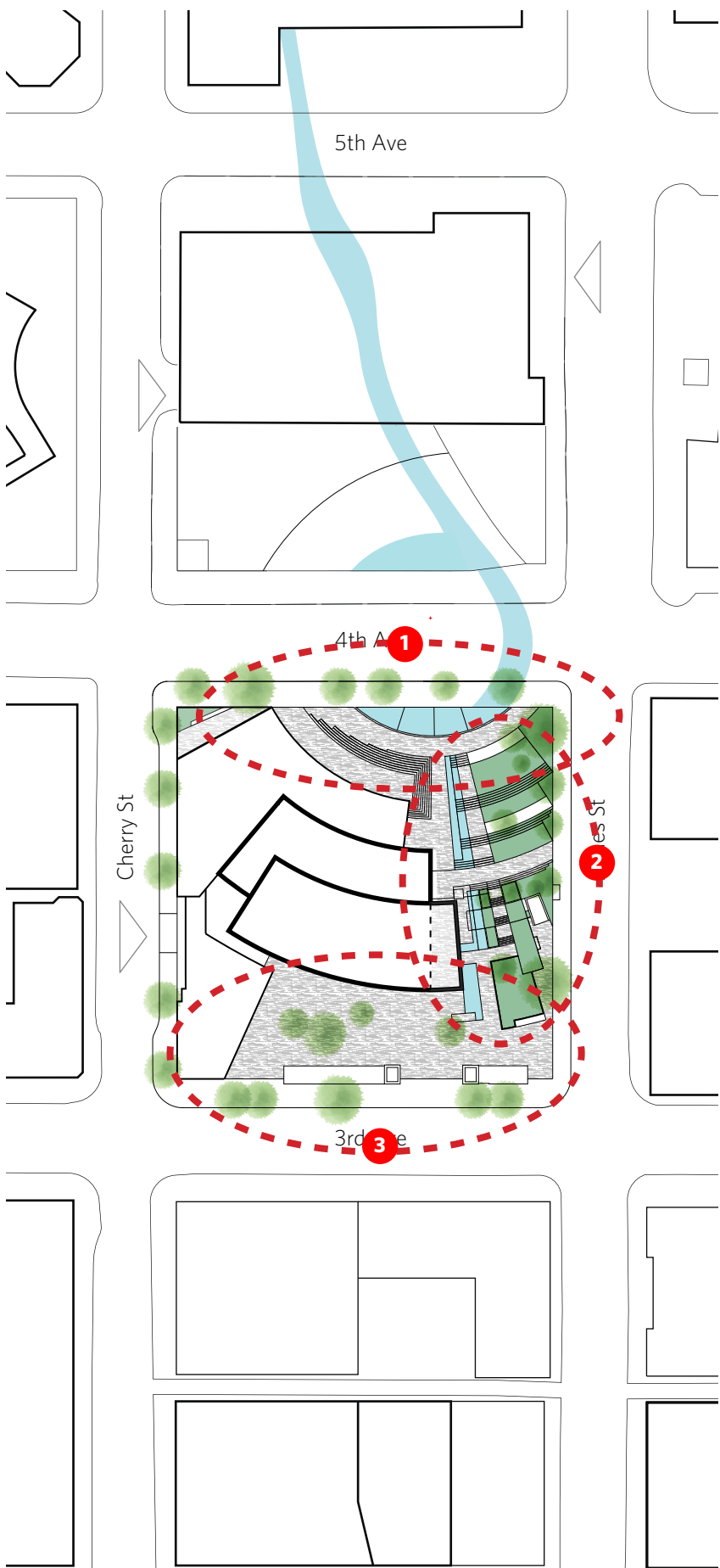
An elevator is provided that will connect the lower level plaza to the 4th Ave level, with a stop at an intermediate level. The Board supported the glass elevator as shown in the Recommendation packet, but they were concerned that wayfinding to the elevator from 3rd Ave and the lower level plaza was not clear. (D1.2.a, D6)

## Response

The concept of the open space broken into three distinct areas has remained.

Wayfinding has been addressed by the integration of signage throughout the site. Refer to the Landscape Section for more information.

Furthermore, the location of the elevator has been revised and moved out into the terraced gardens in order to increase the visual connection from 4th to 3rd Avenue, and it increase it's visibility to pedestrians.



Open Space Diagram

- 1 Upper Plaza**
  - Geometry responds to City Hall (Results in a more civic/formal area)
  - Amphitheater style stairs and seating for civic events (Parades, marches, and events along 4th Avenue)
  - Water fountain feature - a continuation of the water element & fountain at City Hall (As per original Masterplans. Refer to Appendix section B Masterplan Analysis for more information. )
- 2 Terraced Gardens**
  - Varied types of areas for seating and pause
  - Lush, terraced and varied landscape
  - Cascading water feature
  - Similar vocabulary to the terraced gardens at City Hall, but more intimate in nature
  - Serrated landscape edge blends into the sidewalk
  - No street walls - provides safety with "eyes on the street"
- 3 Lower Plaza**
  - Strong retail activation ex: sidewalk cafes
  - Opportunities for retail to spill out into the plaza
  - Recreational opportunities as the plaza is of similar size and scale to Pioneer Square (ex: chess, ping pong etc)
  - Connection and integration to Pioneer Square Station
  - Textured character reminiscent of Pioneer Square





Upper Plaza



Terraced Garden



Lower Plaza

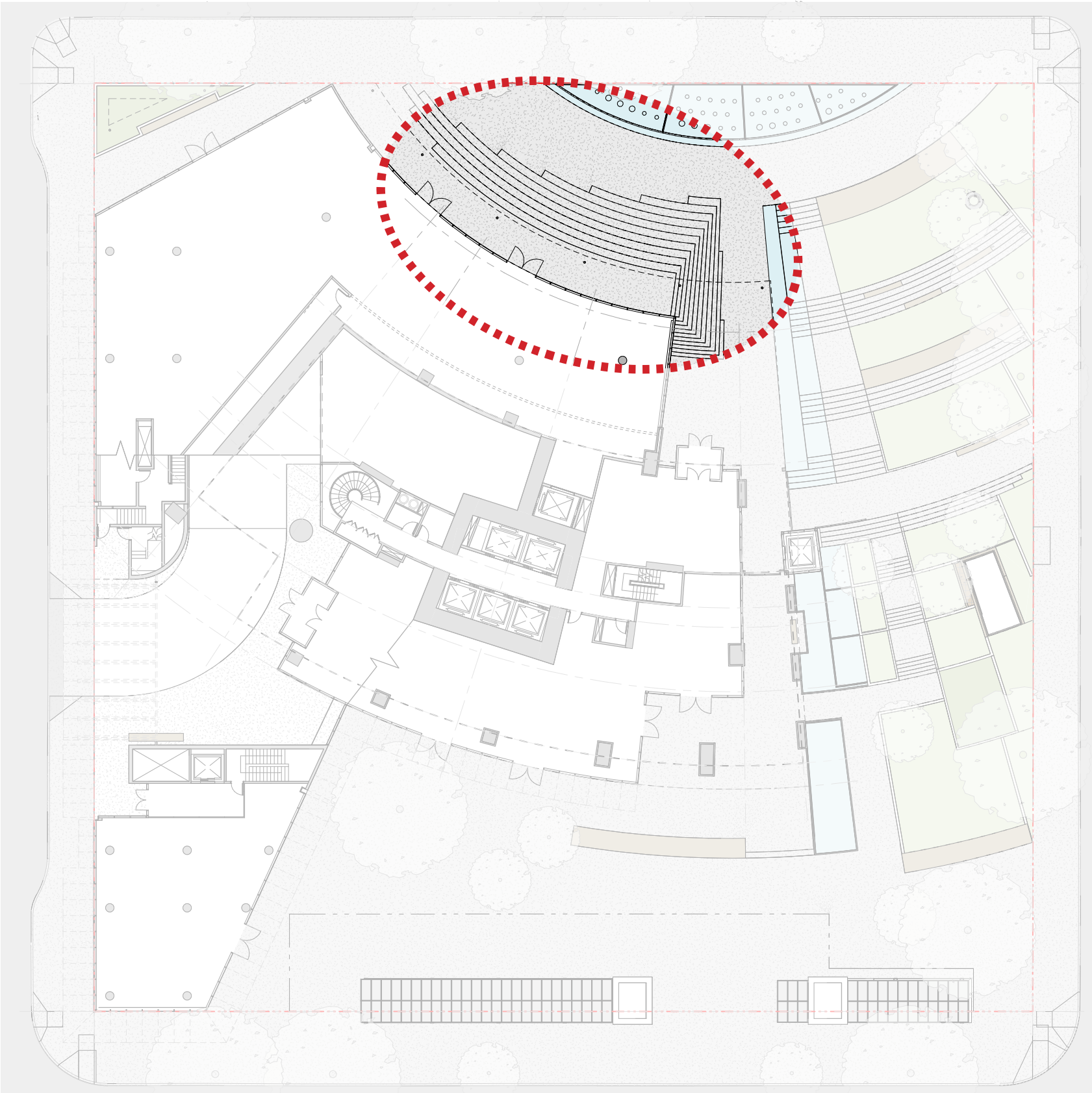


Comment 5a:

The Board gave guidance that the curved steps at the upper plaza facing 4th Ave need to be designed so that sitting on them will be comfortable. (D3.1.f)

Response

The stairs tread depths will be a minimum of 18" deep, to accommodate seating.

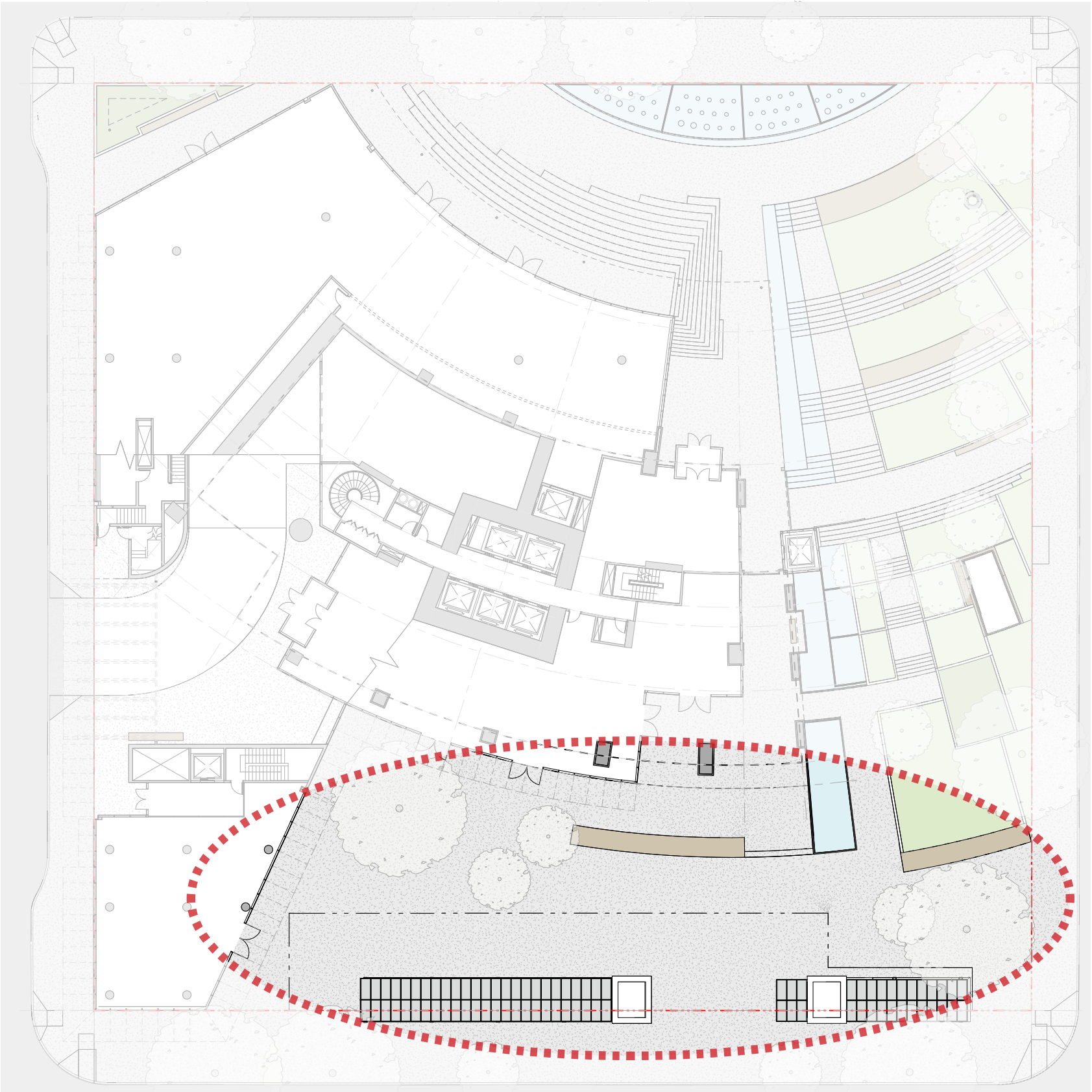


Comment 5B:

The Board commented that the design of the lower level plaza needs to be very flexible and that they would support a design with more flexibility. They encouraged the design team to work with Sound Transit to understand proposed future improvements to the transit stop and further explore the design of the plaza adjacent to transit stop. (D1)

Response

Trees have been relocated away from the easement to ensure maximum flexibility. Furthermore, the plaza is fully leveled and pavers are extended into the easement to ensure continuity and adjustability of this lower plaza.



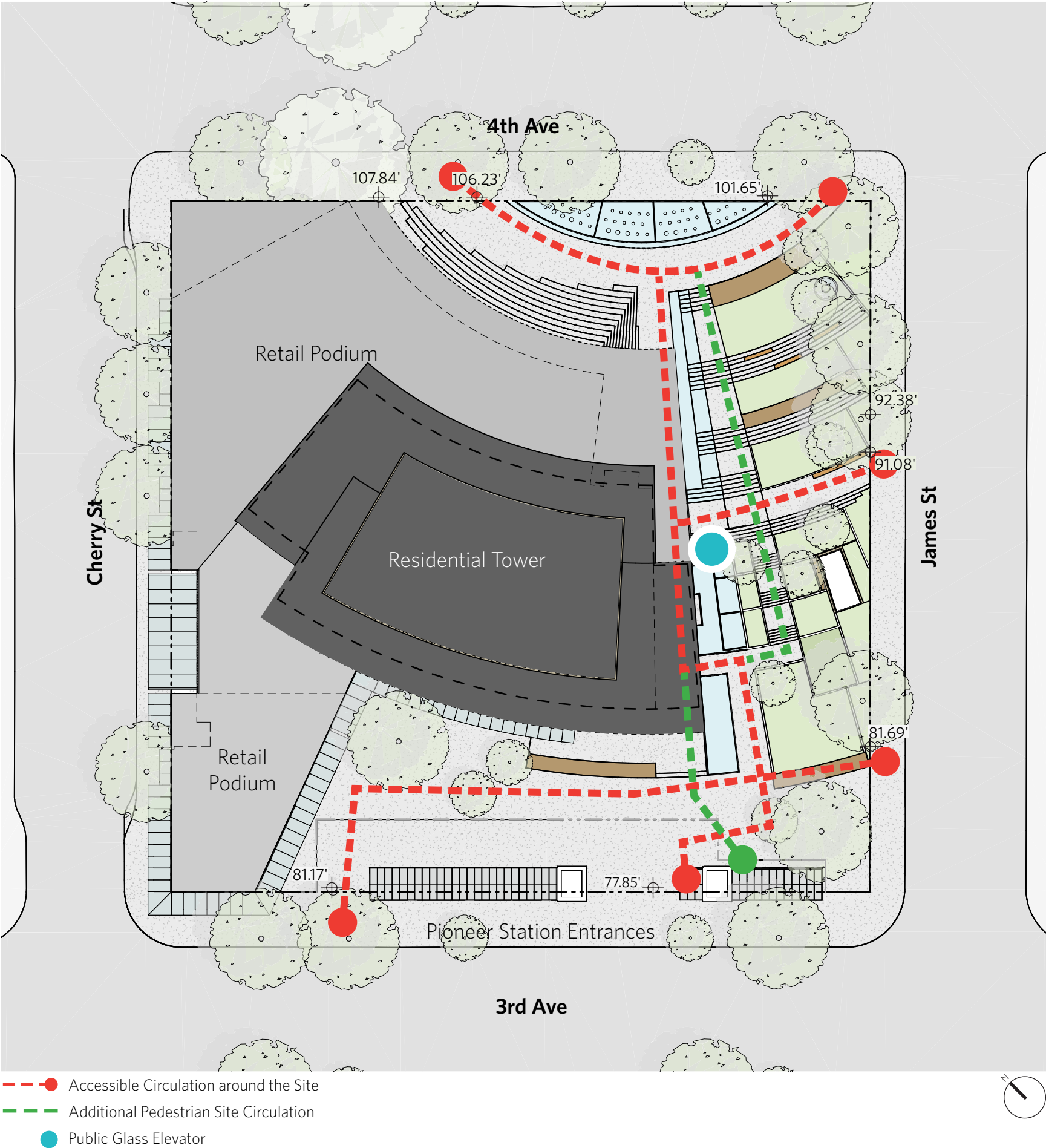


Comment 5C:

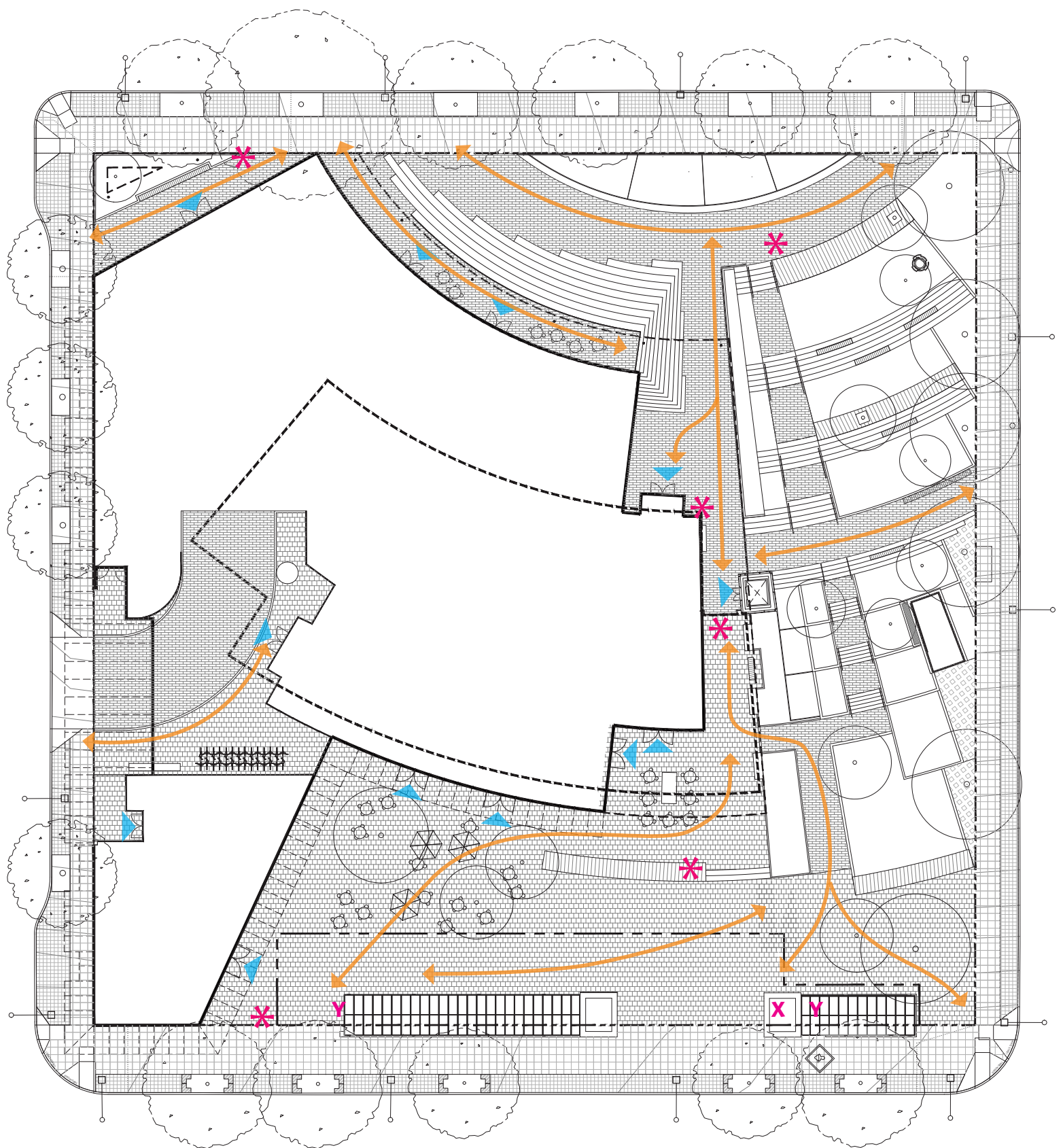
Provide additional clarity of wayfinding to the elevator and show circulation options for users to get to the elevator from various locations on the site. (D1.2.a, D6)

Response

The elevator can be accessed from several locations throughout the site. Circulation as well as proposed wayfinding locations, located at each corner of the site, are shown in the diagram below.







\* Wayfinding Signage

X Sound Transit Elevator

→ Accessible Circulation Routes

Y Sound Transit Escalator / Stairs

▲ Building Entrance



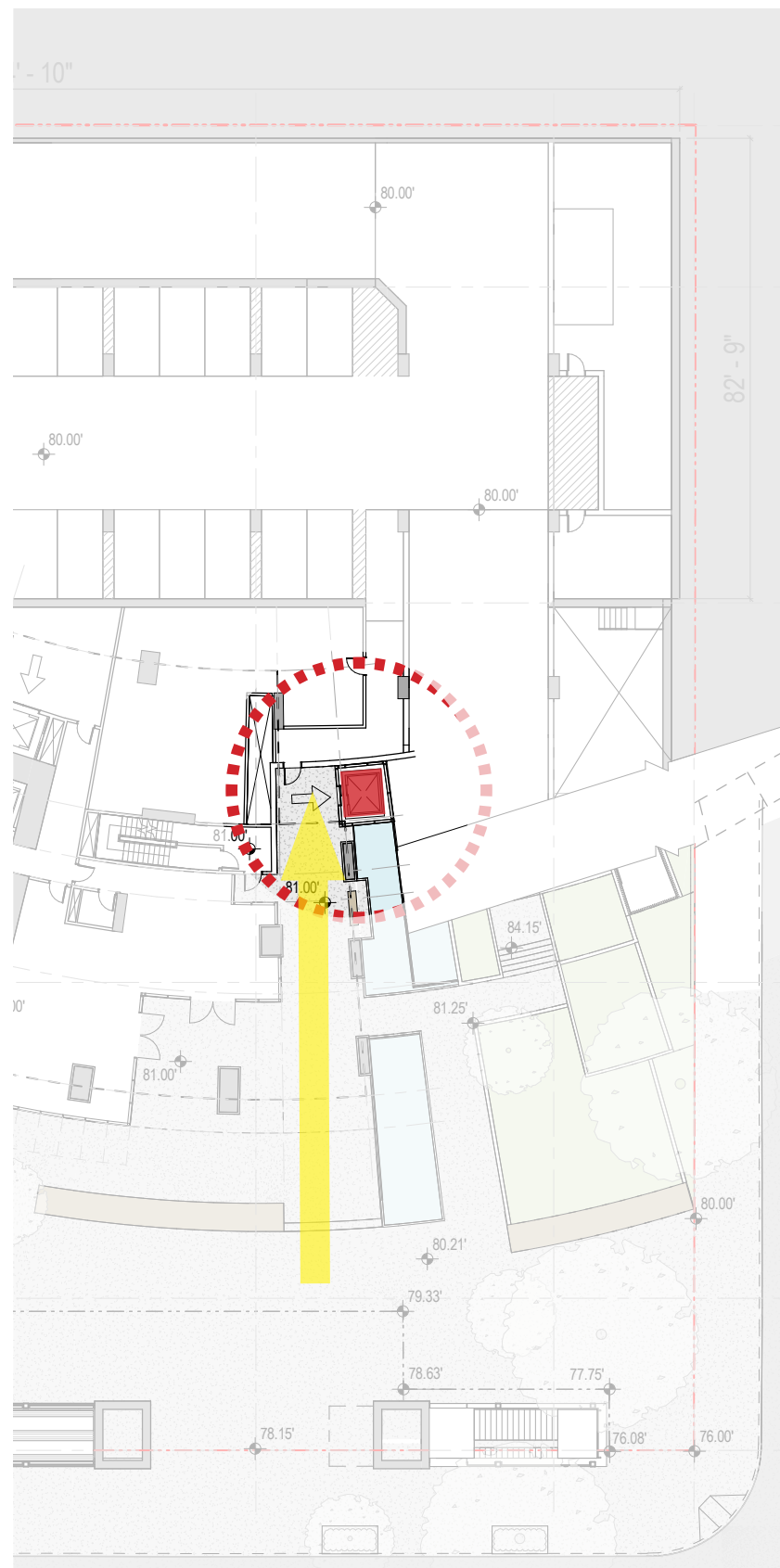
Comment 5D:

Maintain the design of the elevator with glass walls, as shown. (B4.3)

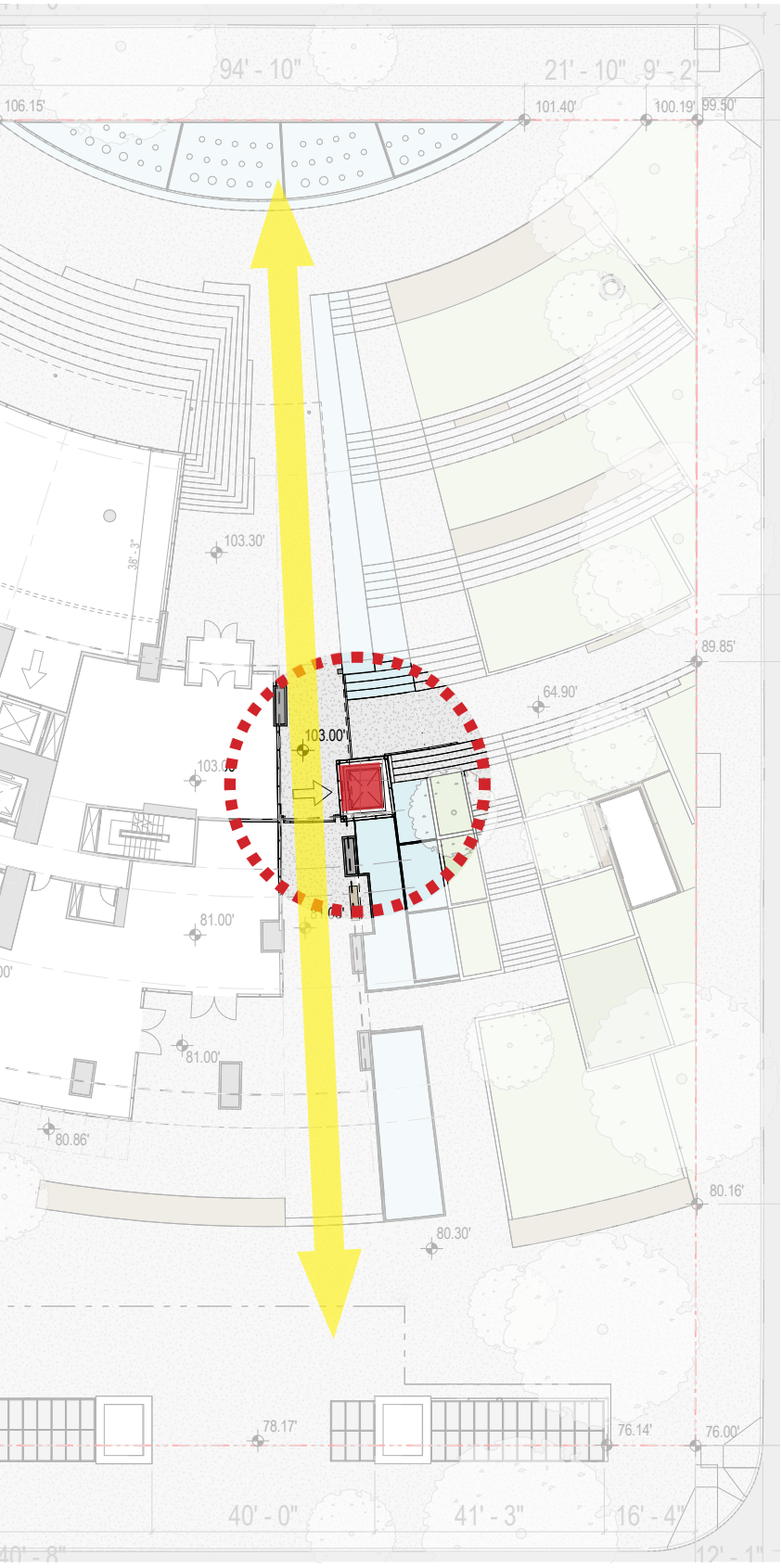
Response

The elevator has moved out more into the terraced gardens to increase the visual connection from 4th to 3rd Avenue. The elevator will have a glass skin and be as transparent as possible.

The elevator alcove will be welcoming with clear sightlines from public spaces. The tower's soffit above will be painted concrete. Refer to section 6.0.



Level P1, Public Elevator Access from



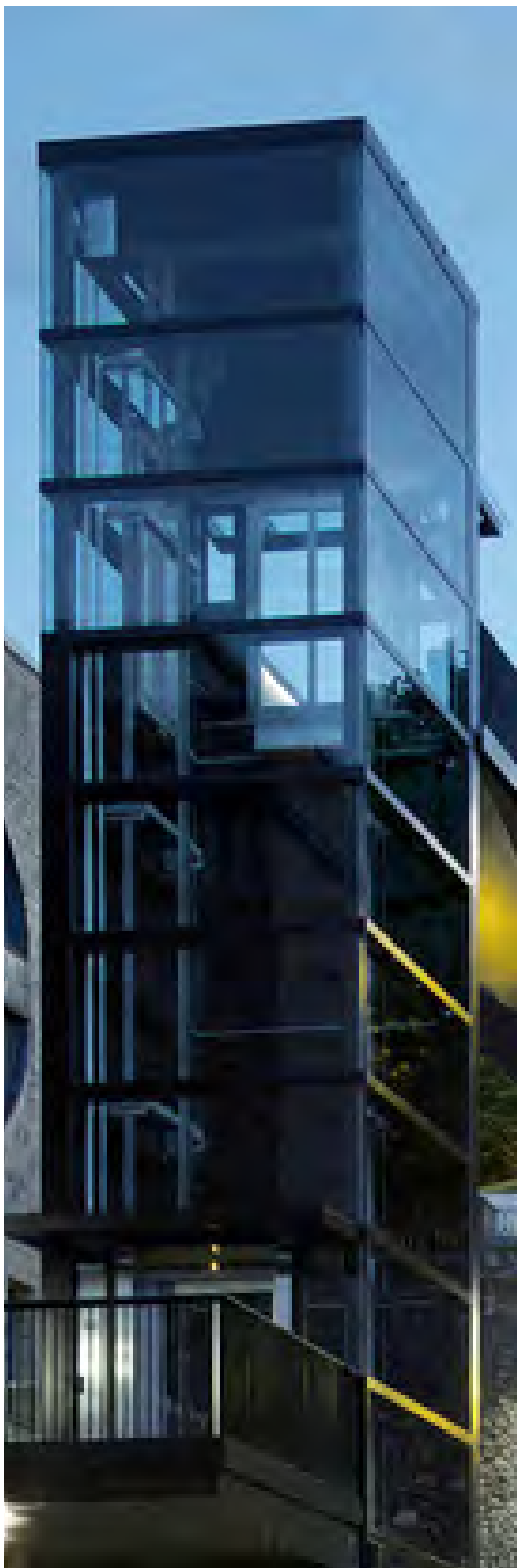
Level 2, Public Elevator Access and Visual Connection through the Site







Building Overhang and Public Elevator



VAUMM Urban Elevator, Hernani Spain



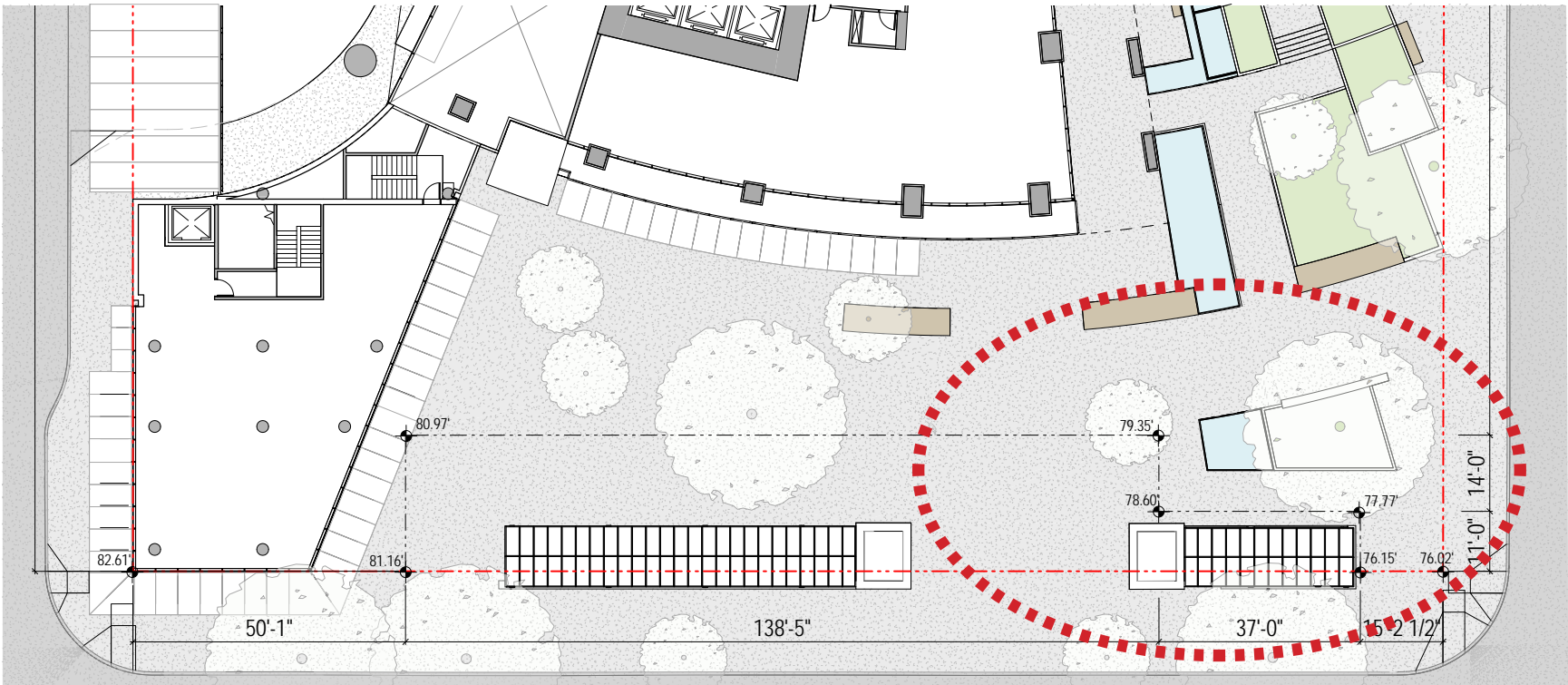
Comment 5E:

The Board noted that the landscaping and site furniture near the corner of James and 3rd Ave as shown was a potential pinch point into the site and elevator. (D1.2.a)

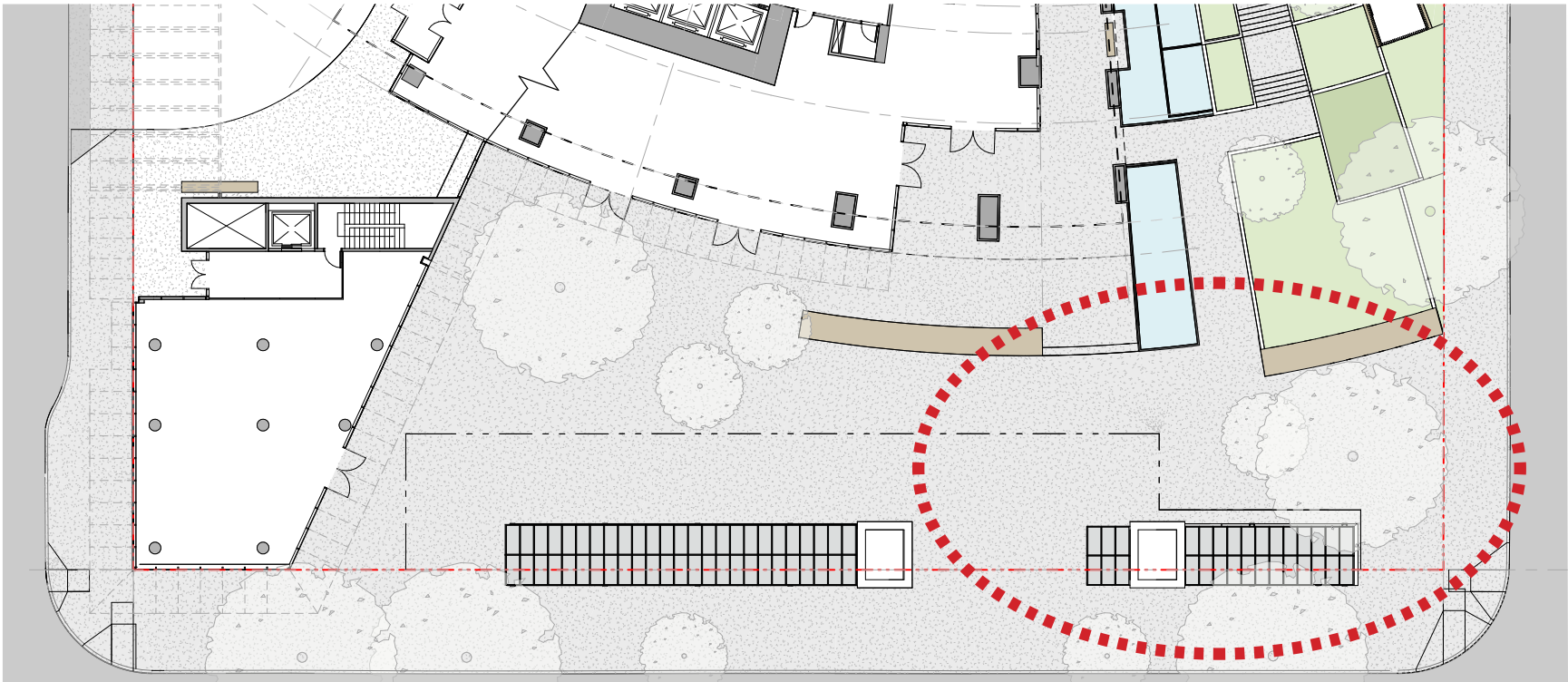
Response

The planters and water feature adjacent to the transit station have been removed to ensure maximum access in the area, and greater flexibility for future expansion.

Initial Recommendation



DRB 2 - Current Proposal





## Comment 5F:

At the 2nd Recommendation meeting the Board would like to see additional details of the proposed hardscape/landscape materials and elements. (D2.1)

## Response

Refer to Composite Landscape/Hardscape Plans section for details of proposed hardscape/landscape materials and elements.



Lower Plaza



# 2.6 Location of the Tower

## Board Comment:

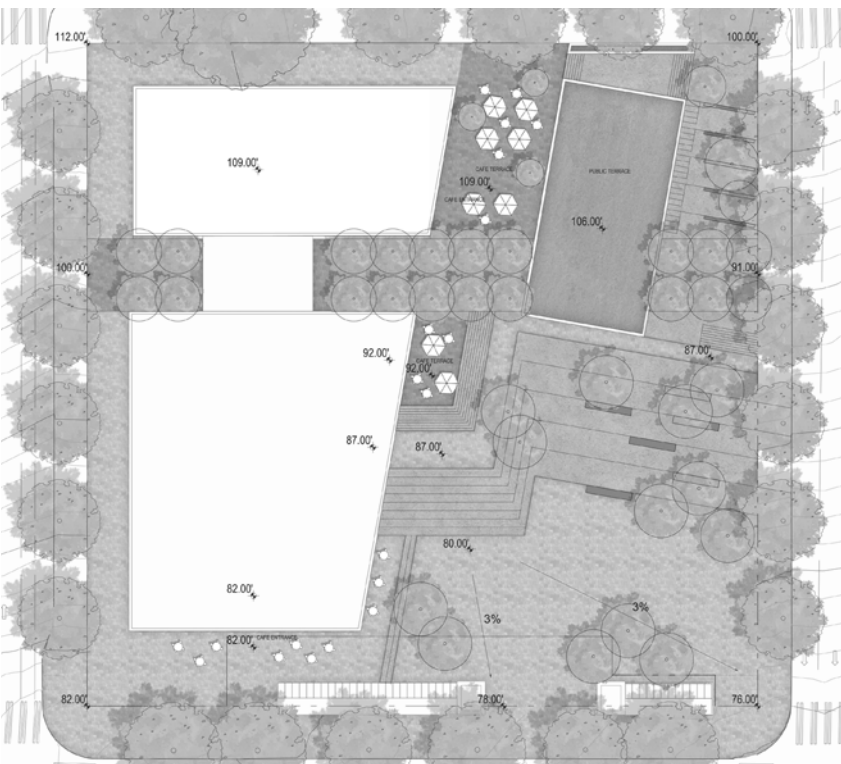
At the Initial Recommendation meeting a departure was requested to allow a tower with a width along 4th and 3rd Ave greater than the 120' width allowed by code. A departure for tower width had not been identified at either of the two EDG meetings. The Board observed that the amount of the departure request was large and struggled to find suitable justification to support the departure given in the Recommendation packet. The Board noted that at both EDG meetings the Board has either supported or given guidance for a tower location on the northern portion of the site, expressing at the 2nd EDG that they would be open to shifting the tower form further northeast, closer to the corner of 4th and Cherry St. (A1.1, B1.1)

## Response

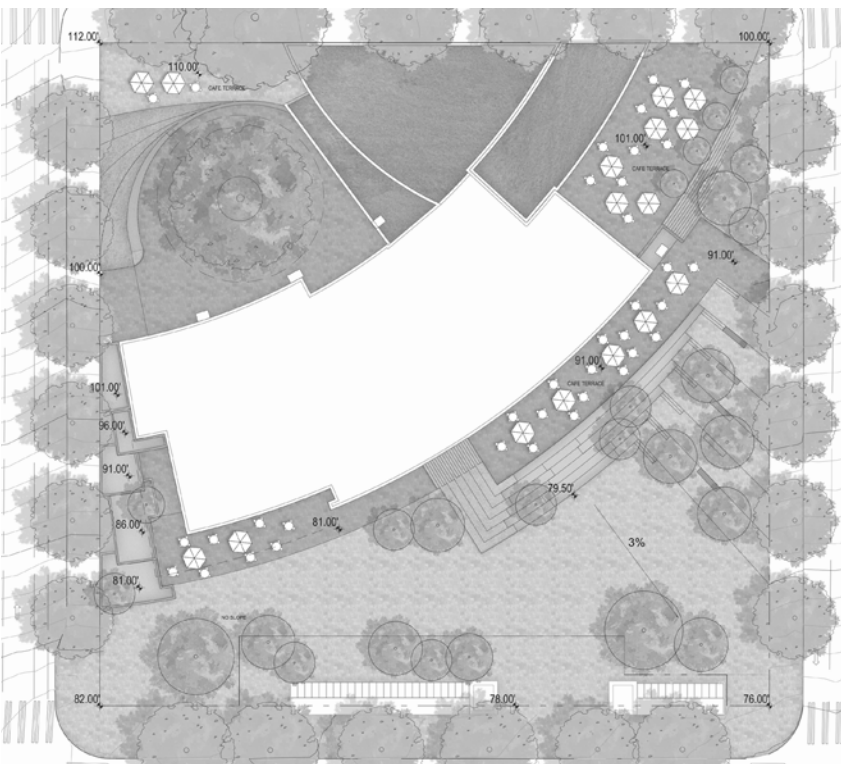
Due to the steep slopes of the site, pedestrian access, and loading underground, careful consideration of grading levels has been carefully repositioned as far as possible NE. The following benefits resulted from the repositioning of the tower, while maintaining the boards preferred vehicular entrance off of Cherry Street:

The tower width has been reduced 5'-0" from DRB1 (from 160' to 155'). (Refer to Section 8.0 Departures for the proposed Tower Width Departure)

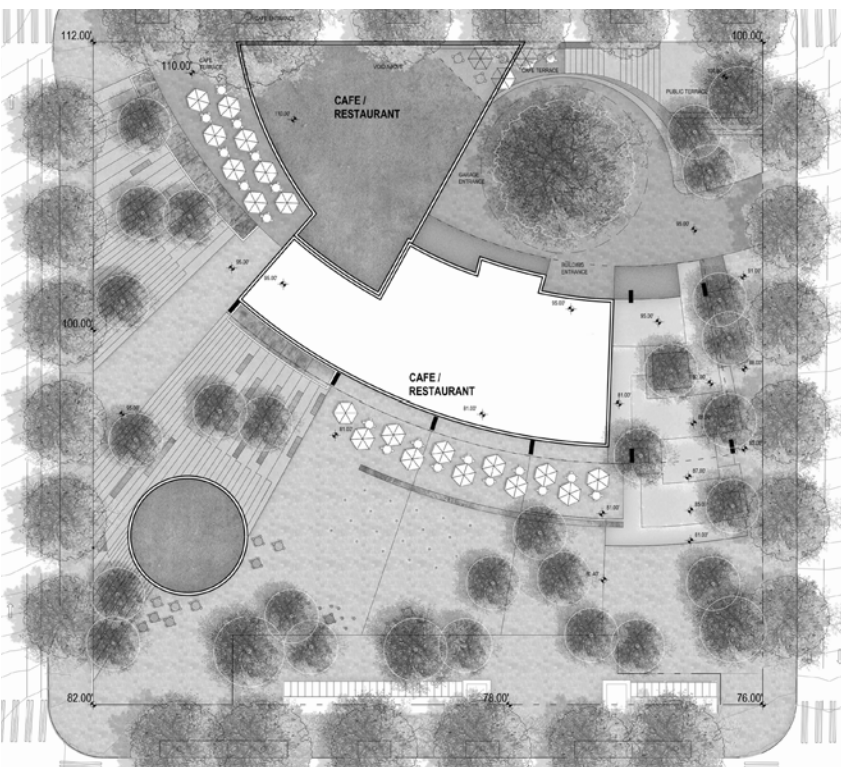
By reducing the tower width, the open space between the tower face and the City Hall/ Smith Tower sightline has increased by 6'-9".



EDG1 - Option 1



EDG1 - Option 2



EDG1 - Option 3

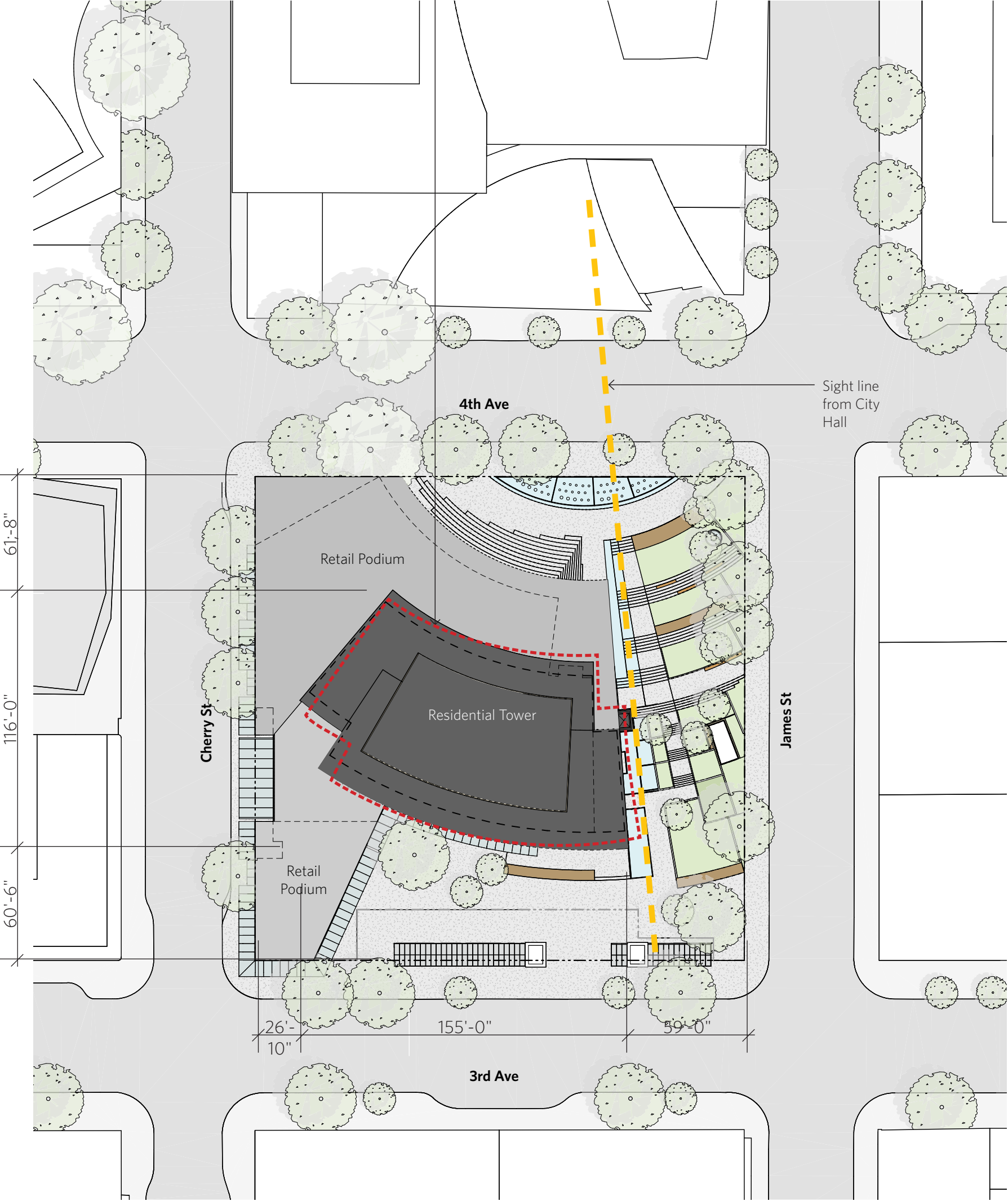


EDG2 - Option 1 - Board Preference





Dotted red line denotes previous DRB-1 tower placement



Design Response - Site Plan





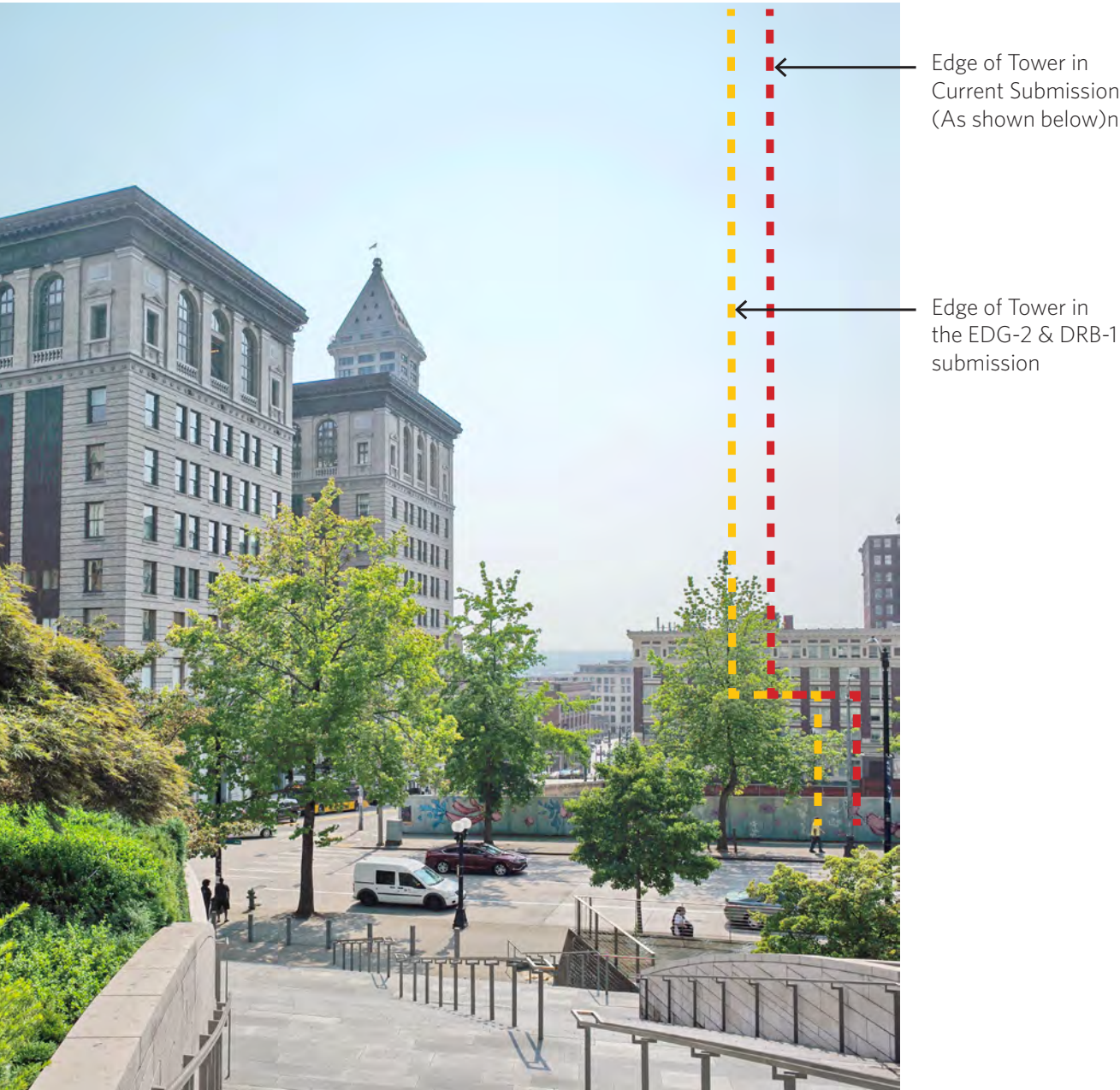
Eye Level View from City Hall Plaza



View down James Street from City Hall



Eye Level View from City Hall Steps



View down James Street from City Hall Steps



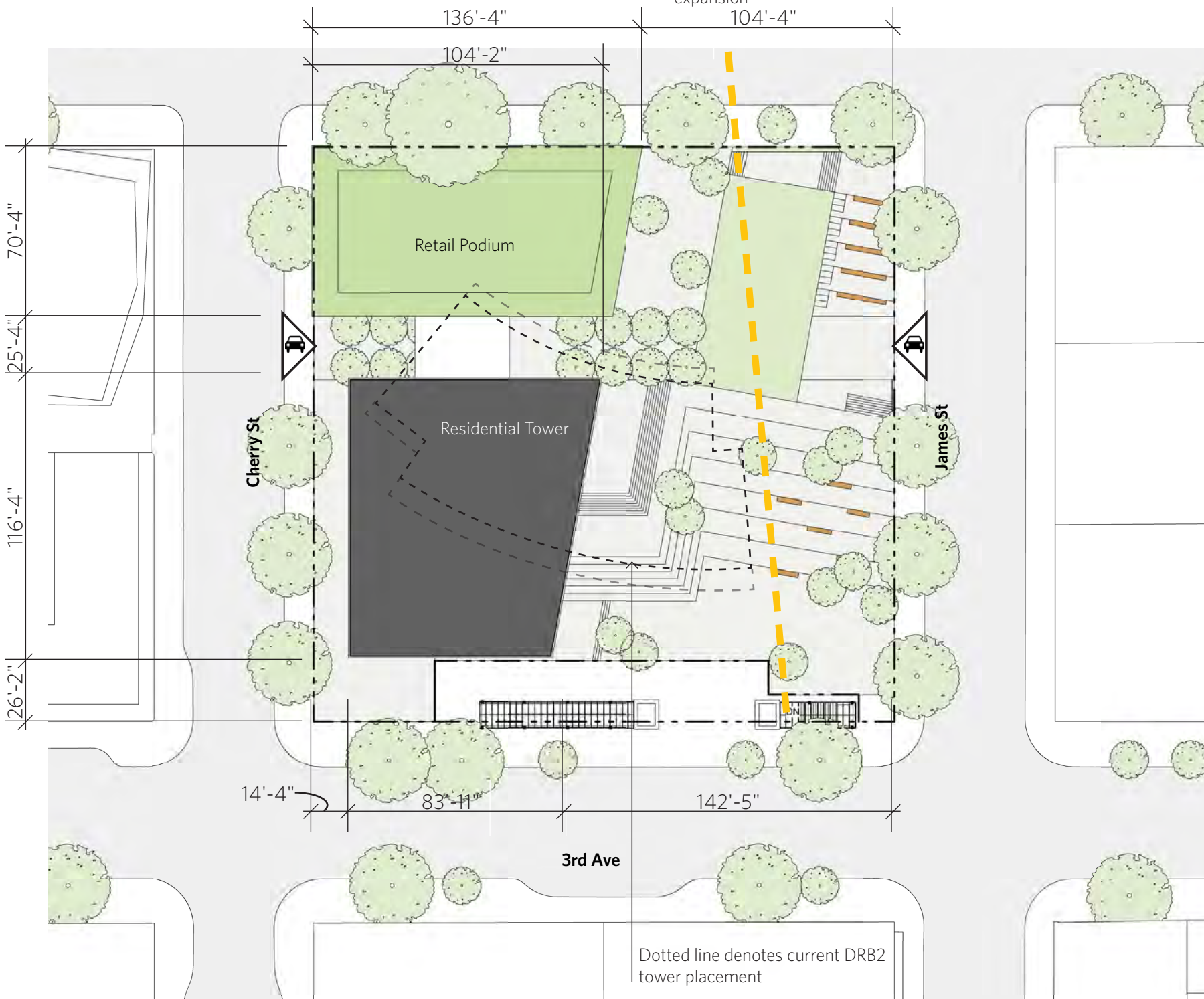
Comment 6A:

The Board requested the design team to provide at the 2nd Recommendation meeting a site plan and a massing study of a code compliant option to compare with the proposed tower mass and location. The “yellow” line shown on page 53 of the Initial Recommendation packet, should not move south. (A1.1, B1.1) See departures below.

Response

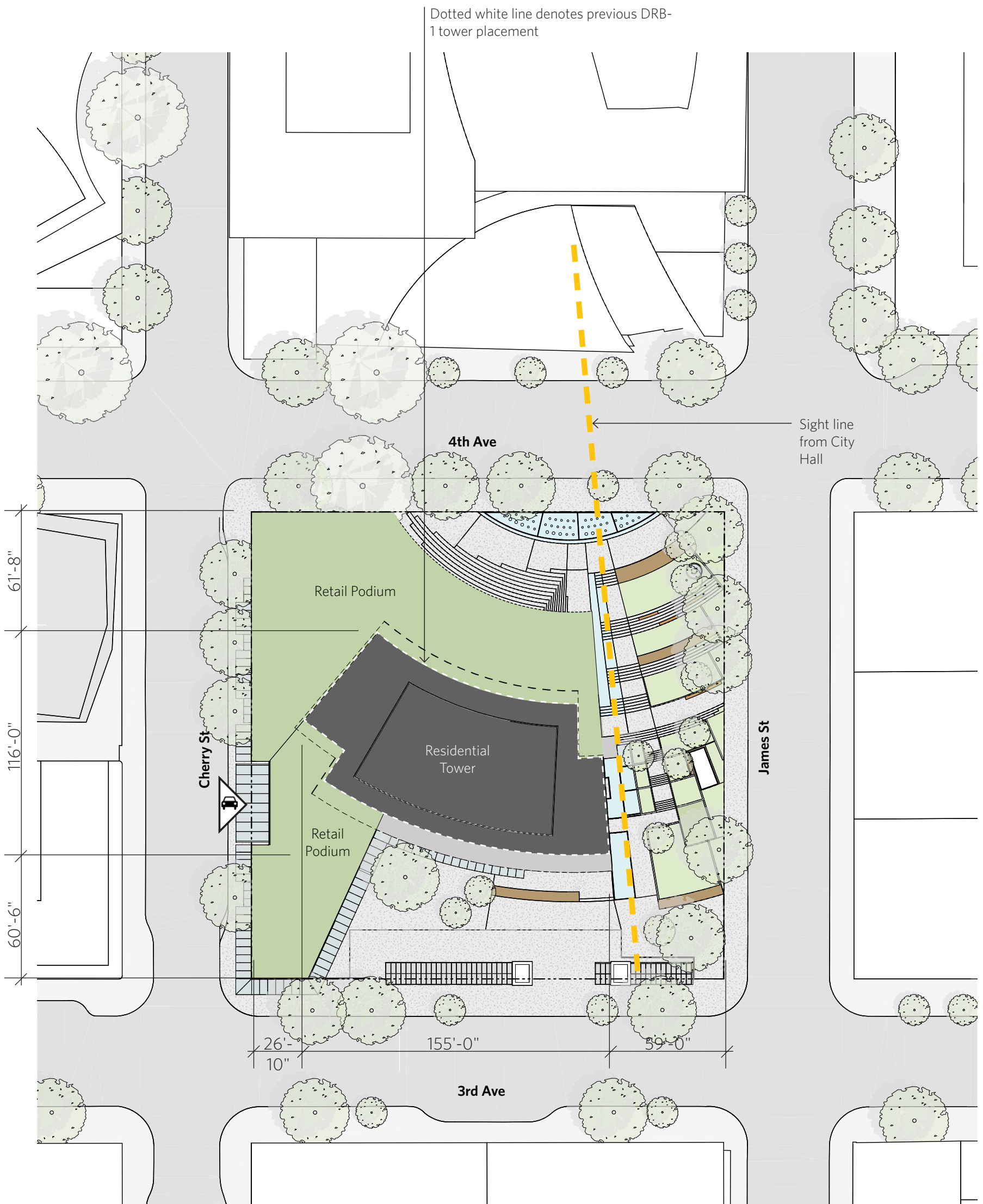
The EDG1 Option 1 is a code compliant scheme. The disadvantages of this scheme are:

- Street Edges
  - Cherry Street: the pedestrian scale is substantially compromised
  - 4th Avenue: the retail massing doesn't match with the city hall geometry
  - James Street: does not address the street edge nicely
  - 3rd Avenue: the tower is pinched to the exiting transit entry, not engaging 3rd Avenue.
- Urban Context
  - This scheme does not respond to heritage buildings and block exposure of the Arctic Building
  - The tower is too close to the proposed tower across Cherry Street
  - Public view from City Hall terrace to the water along the Cherry Street is blocked
- Open Space
  - The urban plaza doesn't respect the geometry of city hall
  - This scheme doesn't have distinct open spaces (upper/ terraced/ lower plaza)
  - Tower pinches Sound Transits easement which doesn't allow for future expansion



Site Plan\*  
\*Dimensions calculated to the tower's exterior face





Site Plan\*

\*Dimensions calculated to the tower's exterior face





EDG1 Option 1 - Southern View



Aerial



DRB 2 - Current proposal - Southern View



Aerial



## Comment 6b:

The massing study of the code compliant option should show how the tower will be viewed from pedestrian level and as part of the skyline. (A1.1, A2, B1.1)

## Response

See comment 6a.



EDG1 Option 1 - View from Corner of 3rd Ave & Cherry St



EDG1 Option 1 - View from Corner of 3rd & James St





DRB2 - Current Proposal - View from Corner of 3rd Ave & Cherry St



DRB2 - Current Proposal - View from Corner of 3rd & James St



EDG1 Option 1 - View from City Hall



View from City Hall Terrace

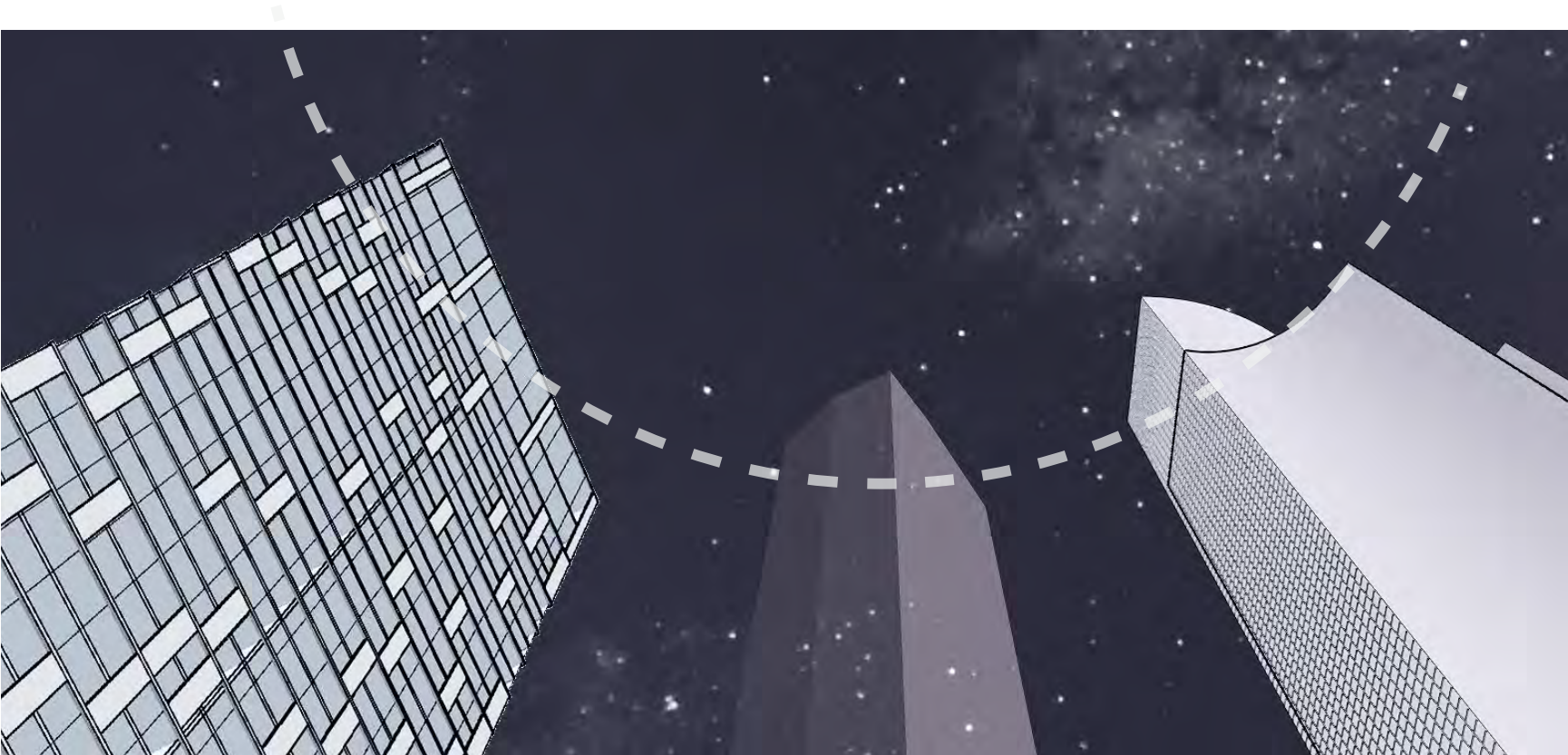


Current - View from City Hall





EDG1 Option 1 - Skyline



View looking up on 4th Avenue



Skyline View



DRB 2 Current Proposal - Skyline



View looking up on 4th Avenue





# 2.7 Tower and Materiality

## Board Comment:

The Board was supportive of the tower design with its successful use of balconies and the simple design at the top of the tower. The Board appreciated the design of the tower without a podium. The Board was concerned by the material choice of painted concrete at the visible vertical structural members on the “north” and “south” façades of the tower and asked that a different material be used, as painted concrete does not provide a unified façade design. (B4)

## Response

The previously proposed painted concrete columns proposed have been replaced by charcoal grey panels, for a cleaner, more modern look. Refer to the following comment 7A for more information on the material palette and concept.



Skyline View







Comment 7a:

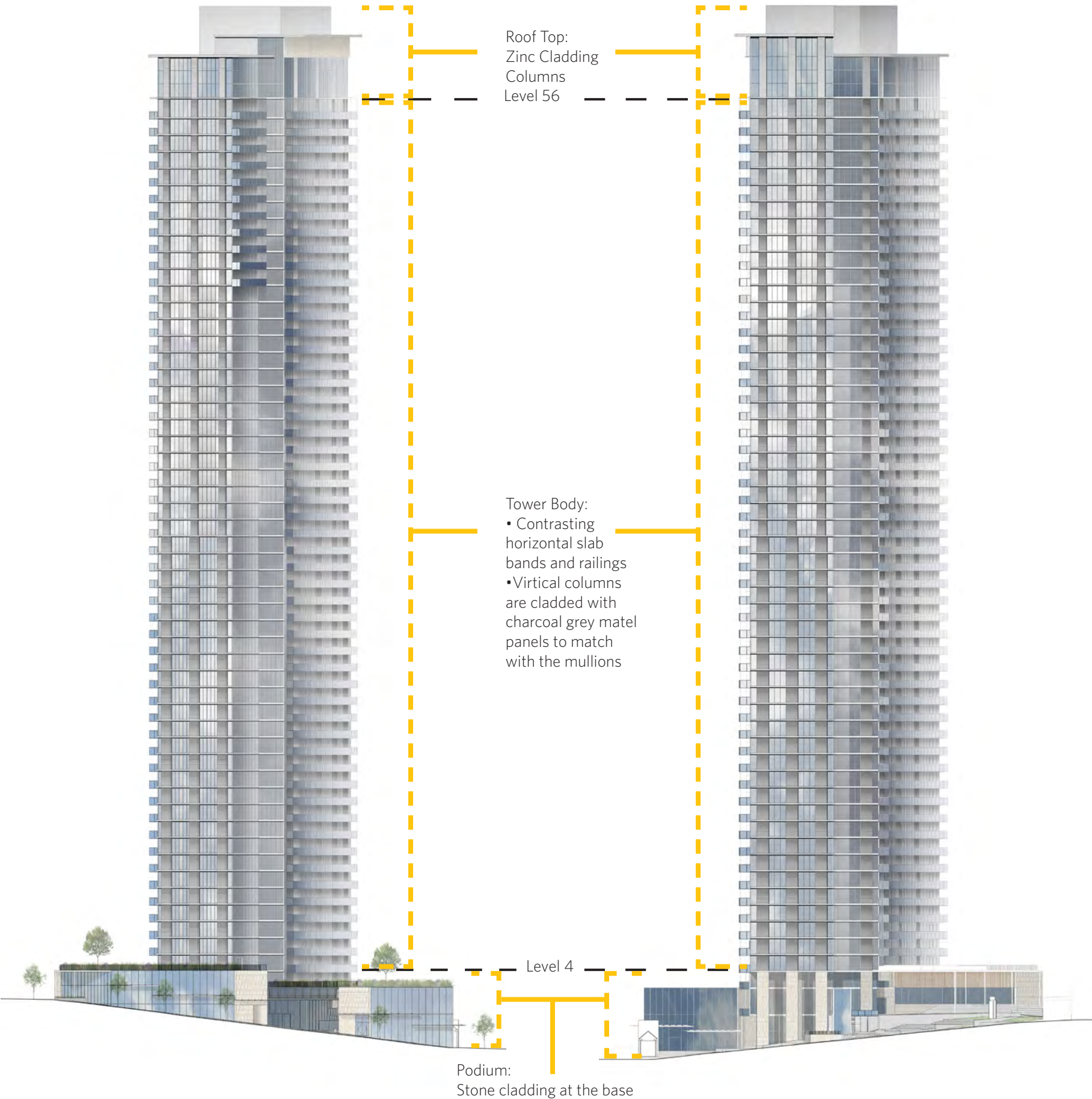
Provide a design at the north and south façades where the structure blends in with the curtain wall to provide a unified design. (B4.3)

Response

The horizontal expression of the tower is emphasized by using charcoal grey panels to blend the vertical columns with glazing at either end of the tower.

The base of the tower is expressed with glass and stone, whereas the tower is expressed by the horizontal balcony slabs , glass and charcoal grey panels/ mullions for a cleaner, more modern look.

The tower top has been refined by stressing the verticality of the amenity columns by cladding them in Zinc panels that match the rest of the roof design.





Comment 7B:

Consider a design with additional porosity at the base of the tower. (B4.1)

Response

The terraced gardens have been increased by shifting the tower and podium further northeast, as per section 2.6 Location of the Tower. Furthermore, additional porosity and views through the site below the soffit have been increased by relocating the elevator, as shown below.



Tower Base, View from Lower Plaza



Tower Base, View from Lower Plaza and Terrace Gardens



# 2.8 Lighting and Signage

## Board Comment:

The Board was supportive of the proposed lighting and signage but did not support the use of any up lighting. It was noted that the proposed lit retail signage shown was not urban. (D4, D5)

## Response

There will be no uplight or lit signage above the canopy.  
See section 6.0 Signage for more information.

## Signage Precedents, Ambleside Vancouver, BC



Canopy Sign



Fascia Suspended Under-Canopy Sign





Entrance Canopy Sign



Suspended Under-Canopy Sign



# 3.0

## Architectural Drawings





View from 4th & Cherry



# 3.1 Contextual Site Plan

The proposed scheme addresses many urban design factors that help to enhance the quality of the built environment and pedestrian experience.

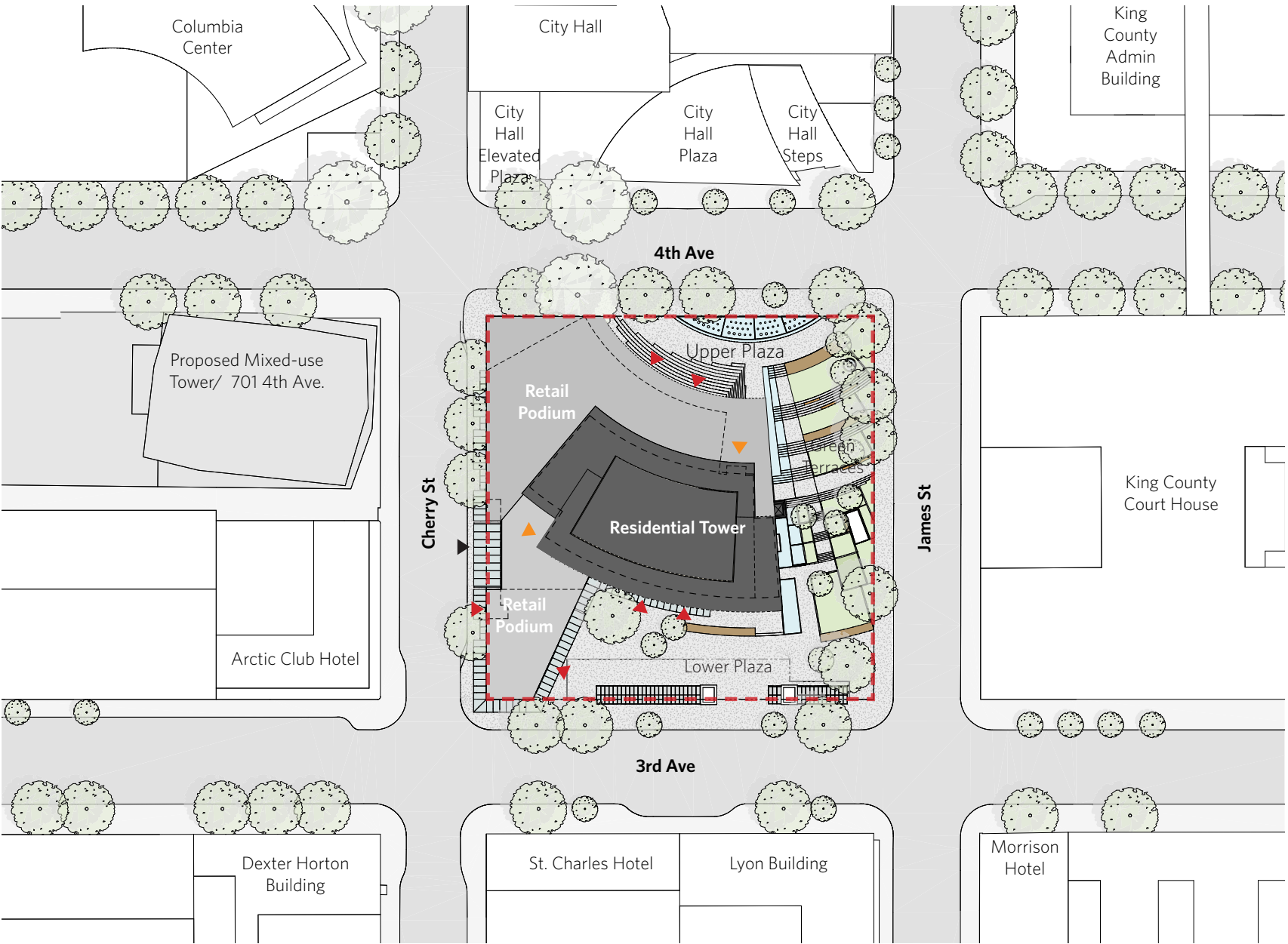
The placement of the tower pulls away from adjacent skyscrapers; the Columbia Center and the 4th & Columbia towers, while providing open view corridors along Cherry Street & James St. This relief ensures that views enjoyed by the public from both the City Hall plaza and the City hall steps towards the waterfront are maintained.

The proposed public plaza on 4th Avenue that mirrors city hall's public plaza connects to another public plaza on 3rd Avenue through a series of green terraces. These open spaces that wrap around the site all receive sun at different times of day, hence encouraging animation and pedestrian participation in the plaza. Restaurant patios, cafes, landscaping, planters and site furniture define the plaza and provide an inviting, safe, and animated atmosphere.

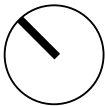
Vehicular and pedestrian entrances to the residential building are located off of Cherry St, with loading and parking underground. A

secondary residential entrance has been added off fourth Avenue, and retail entrances are located throughout the site.

The massing responds to its physical context and nearby streetscapes. Its curved profile is a visual extension of the adjacent rounded City Hall Plaza. The textured landscape responds to nearby Pioneer Square, in contrast to a glass residential tower responding to adjacent towers ('Columbia Centre' and '4th & Columbia'). These languages are unified by the massing's curvilinear language.

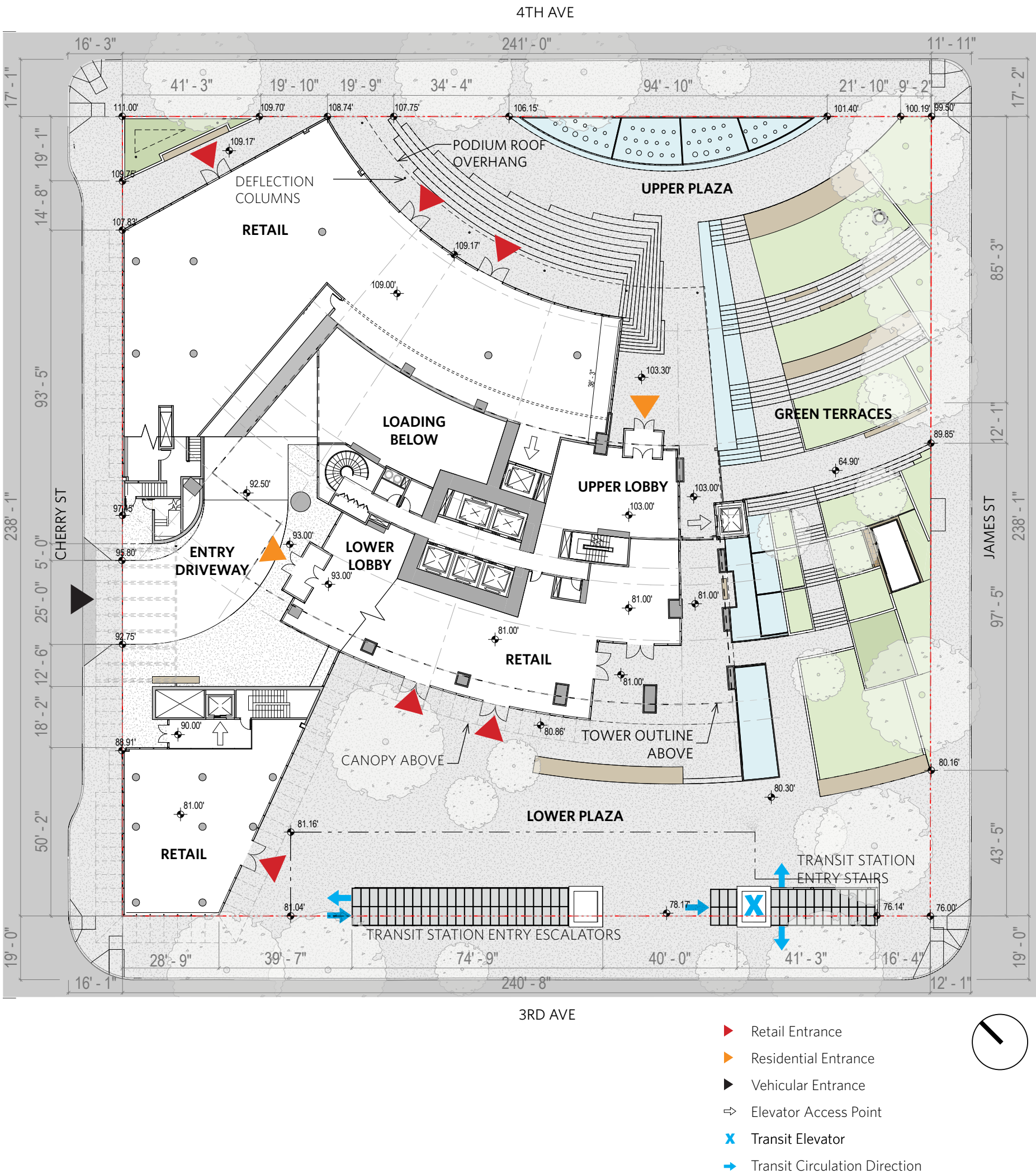


- ▶ Retail Entrance
- ▶ Residential Entrance
- ▶ Vehicular Entrance



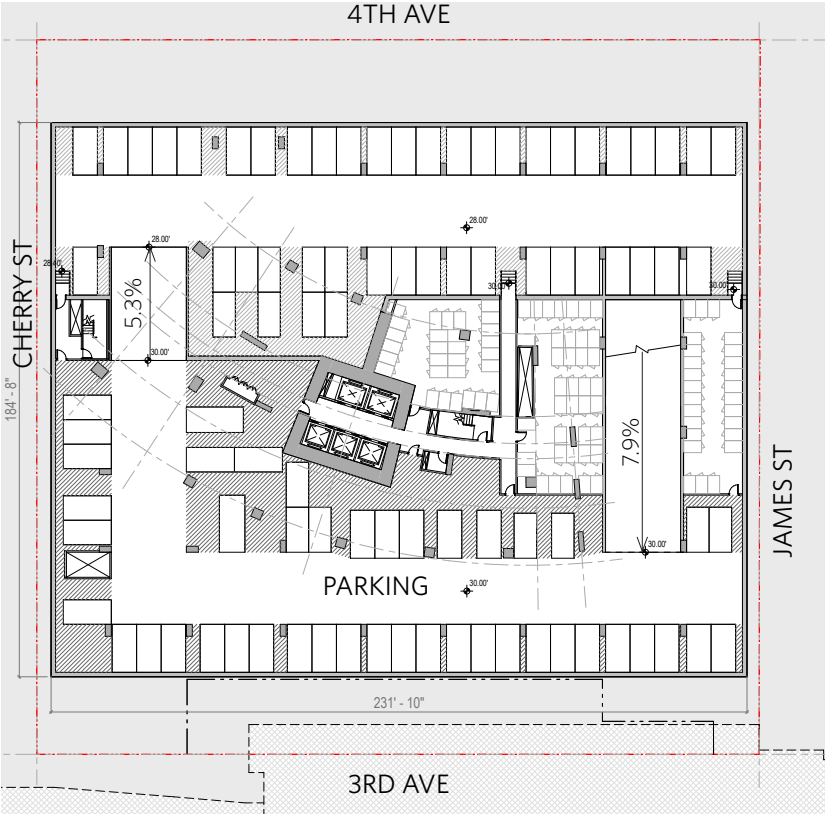


# 3.2 Composite Site Plan

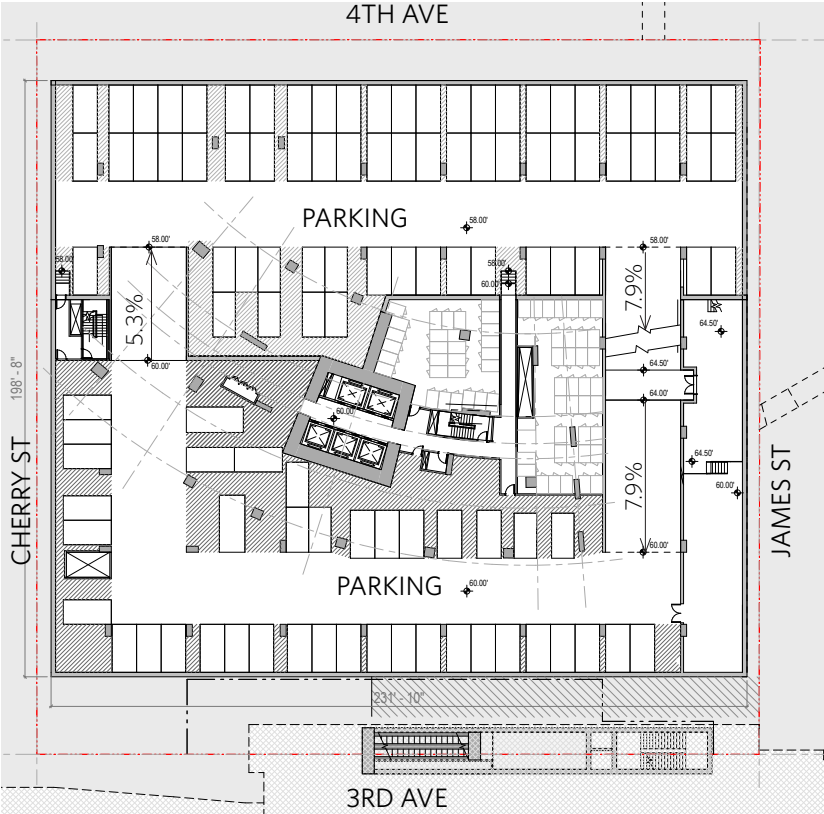




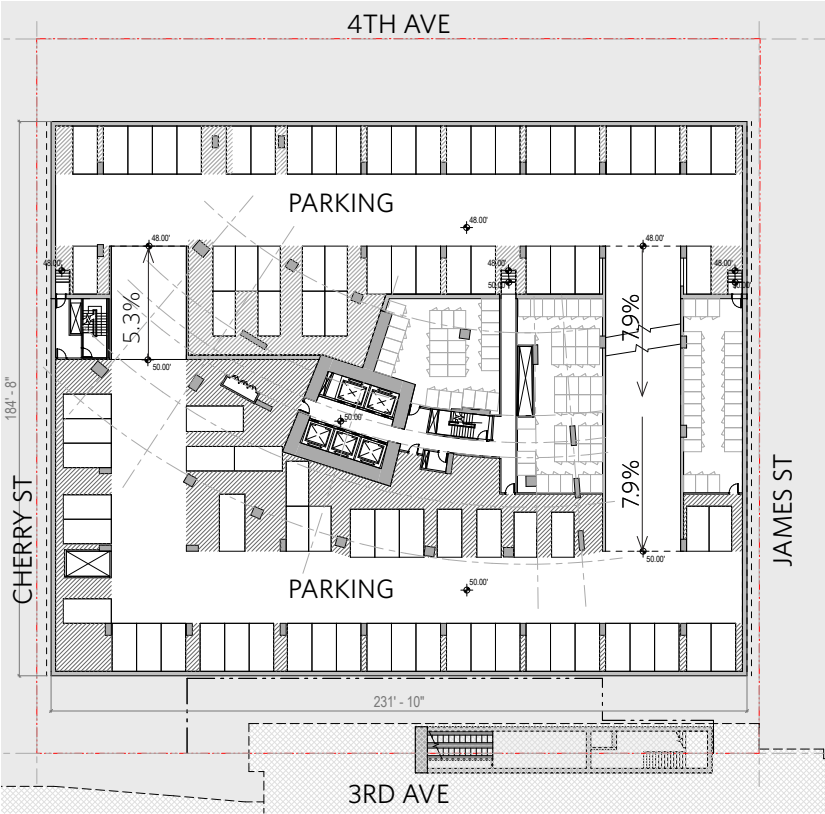
# 3.3 Parking



Level P6

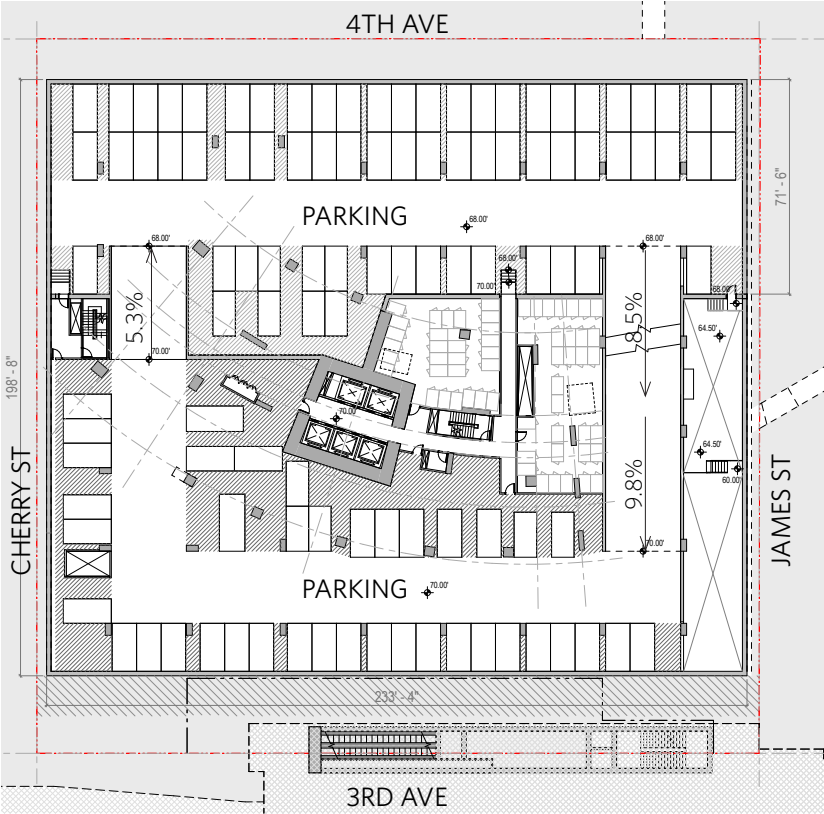


Level P3

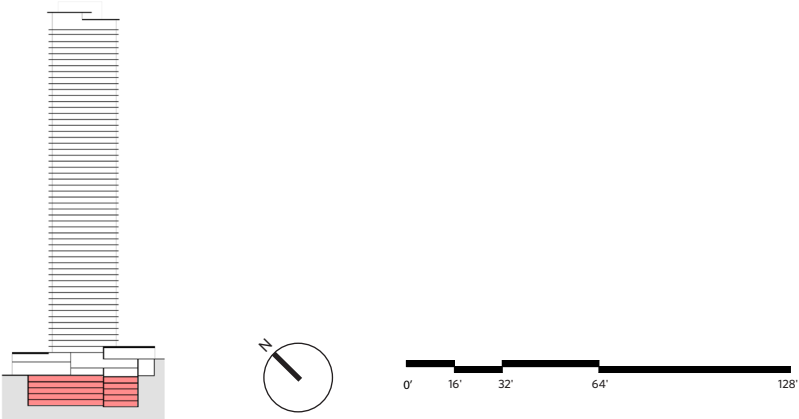


Levels P5-P4

There are minor variations between levels P5-P4. Please refer to the MUP Submittal for detailed plans of each level.

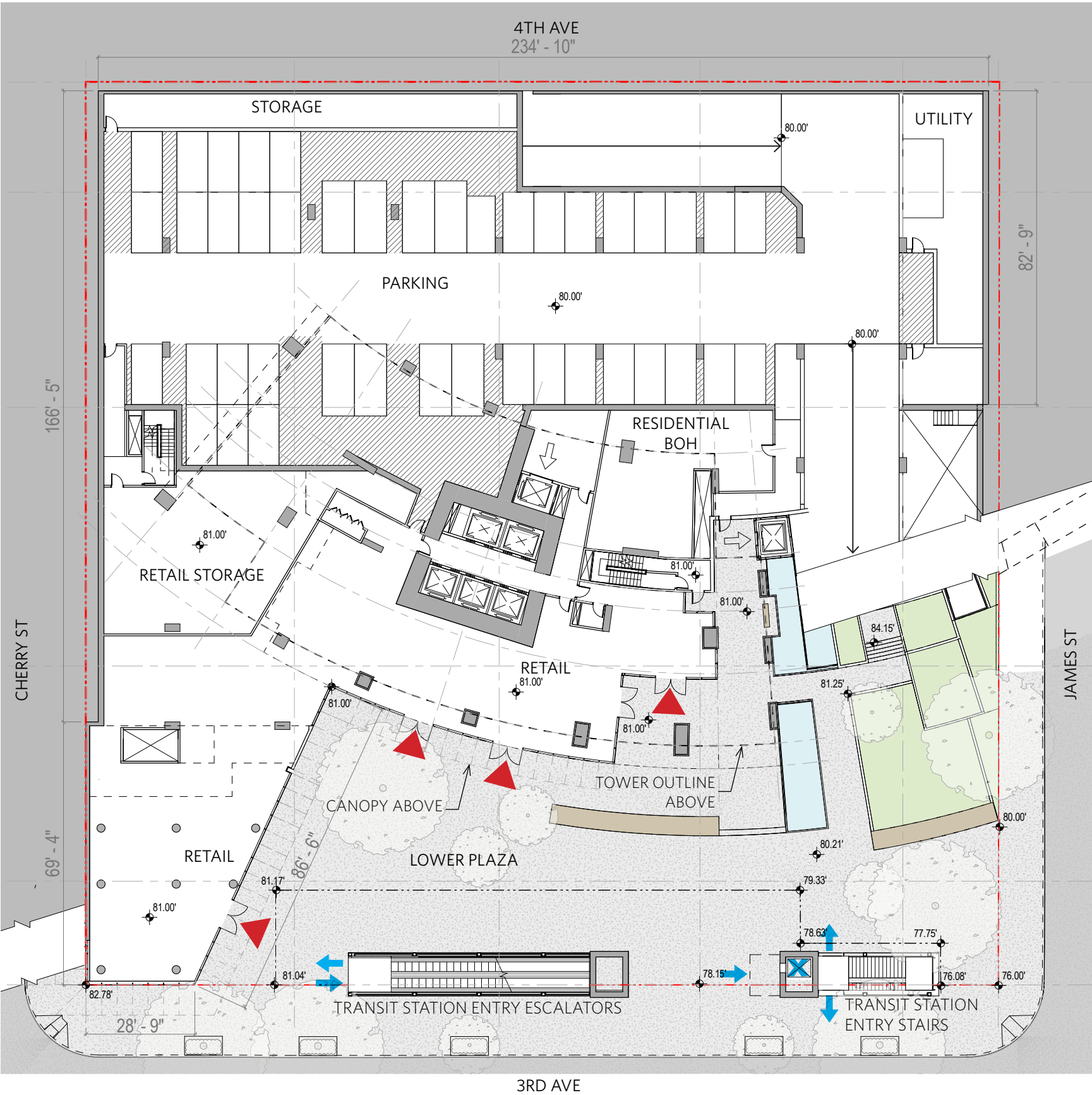


Level P2



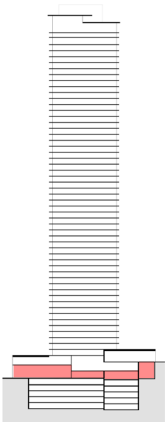
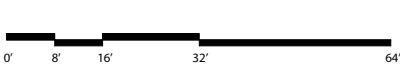


# 3.4 Podium

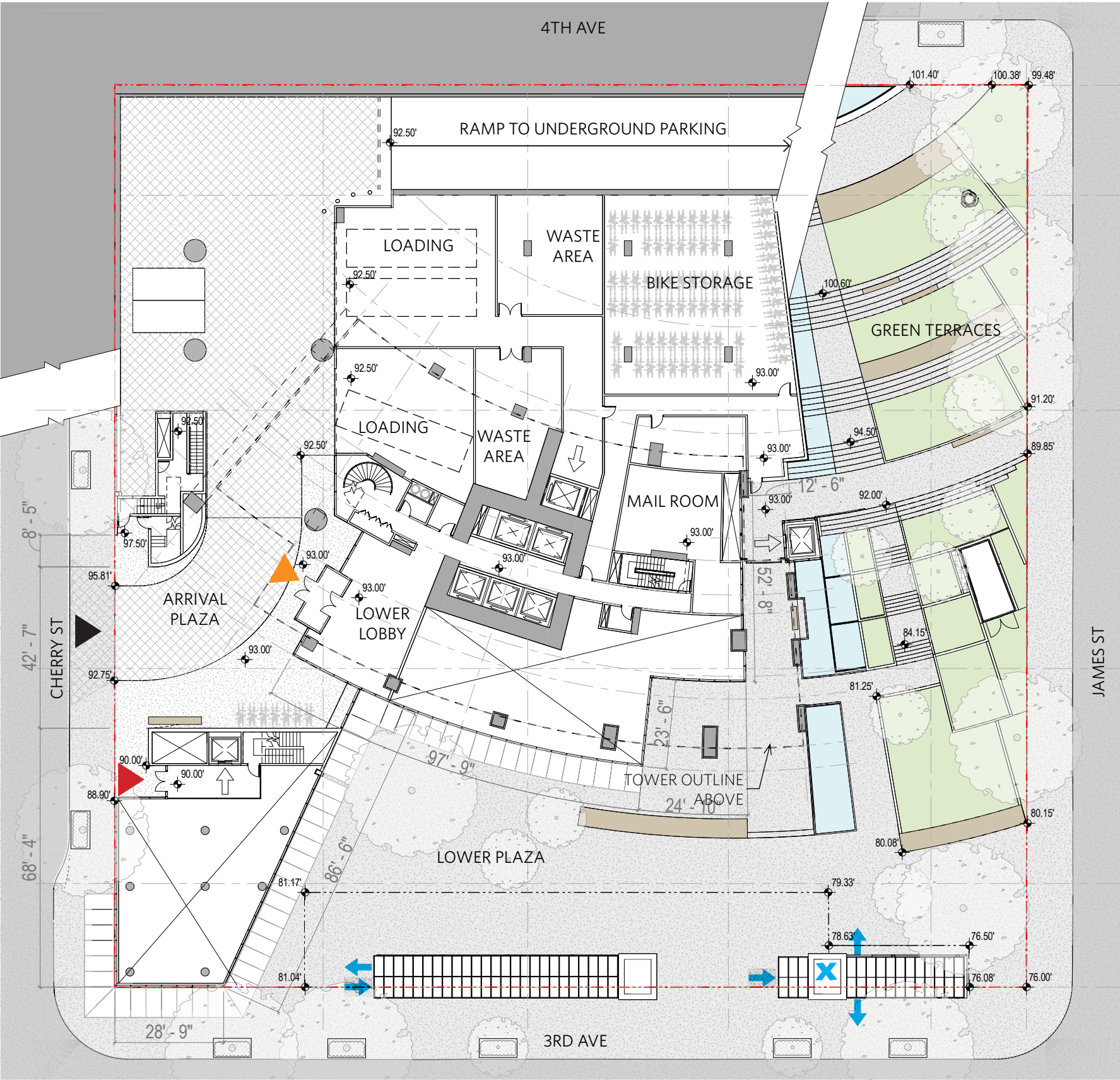


Level P1

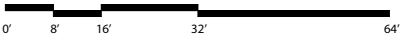
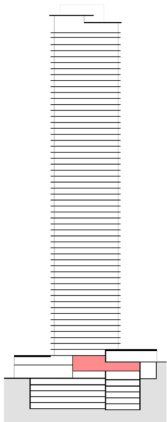
- ▶ Retail Entrance
- ▶ Residential Entrance
- ▶ Vehicular Entrance
- ⇒ Elevator Access Point
- ✕ Transit Elevator
- ➡ Transit Circulation Direction







Level 1 Plan: Arrival Plaza/Loading



- ▶ Retail Entrance
- ▶ Residential Entrance
- ▶ Vehicular Entrance
- ⇨ Elevator Access Point
- ✕ Transit Elevator
- ➡ Transit Circulation Direction

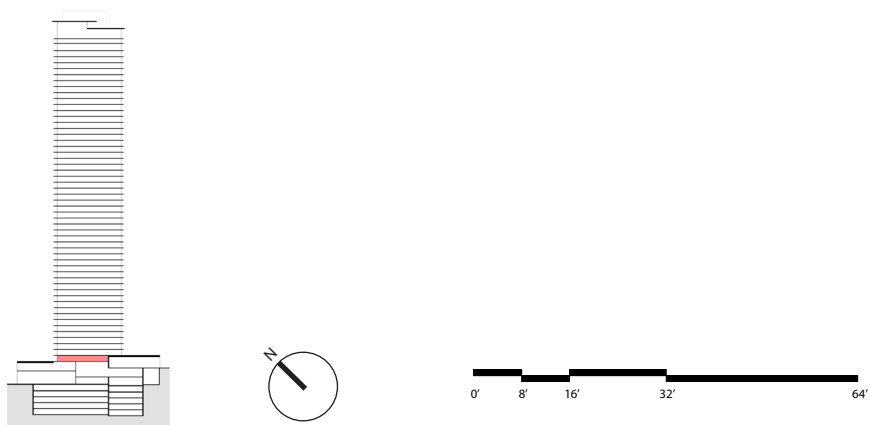








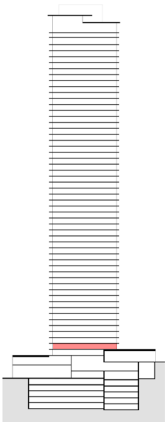
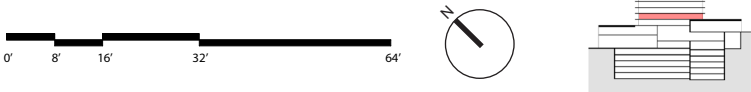
Level 3 Plan







Level 4 Plan

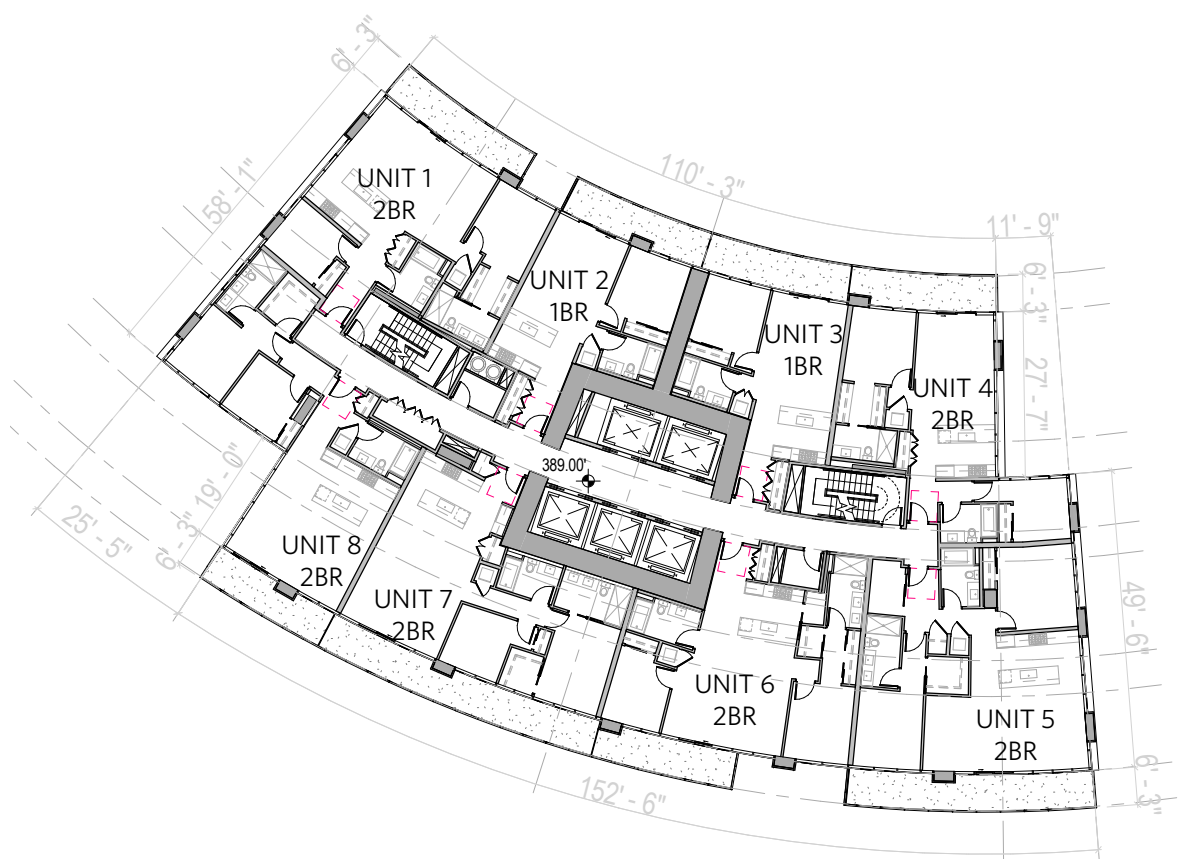




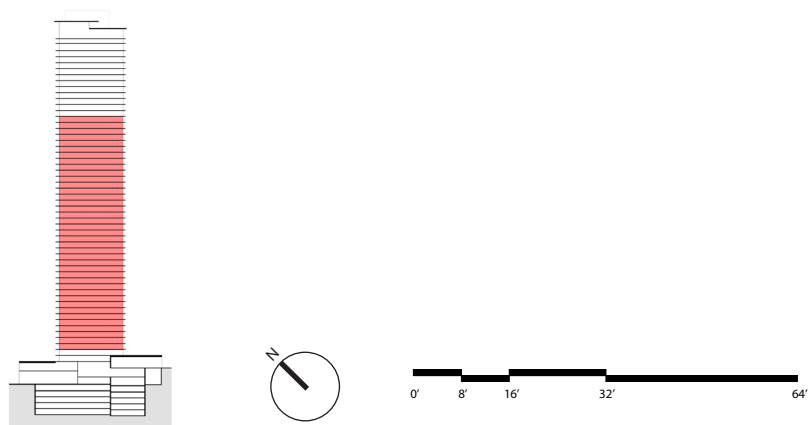
# 3.5 Residential Tower



Levels 5-29 Lower Typical Floor Plans  
\*Plan shows level 5 floor elevation



Levels 30-44 Middle Typical Floor Plans  
\*Plan shows level 30 floor elevation

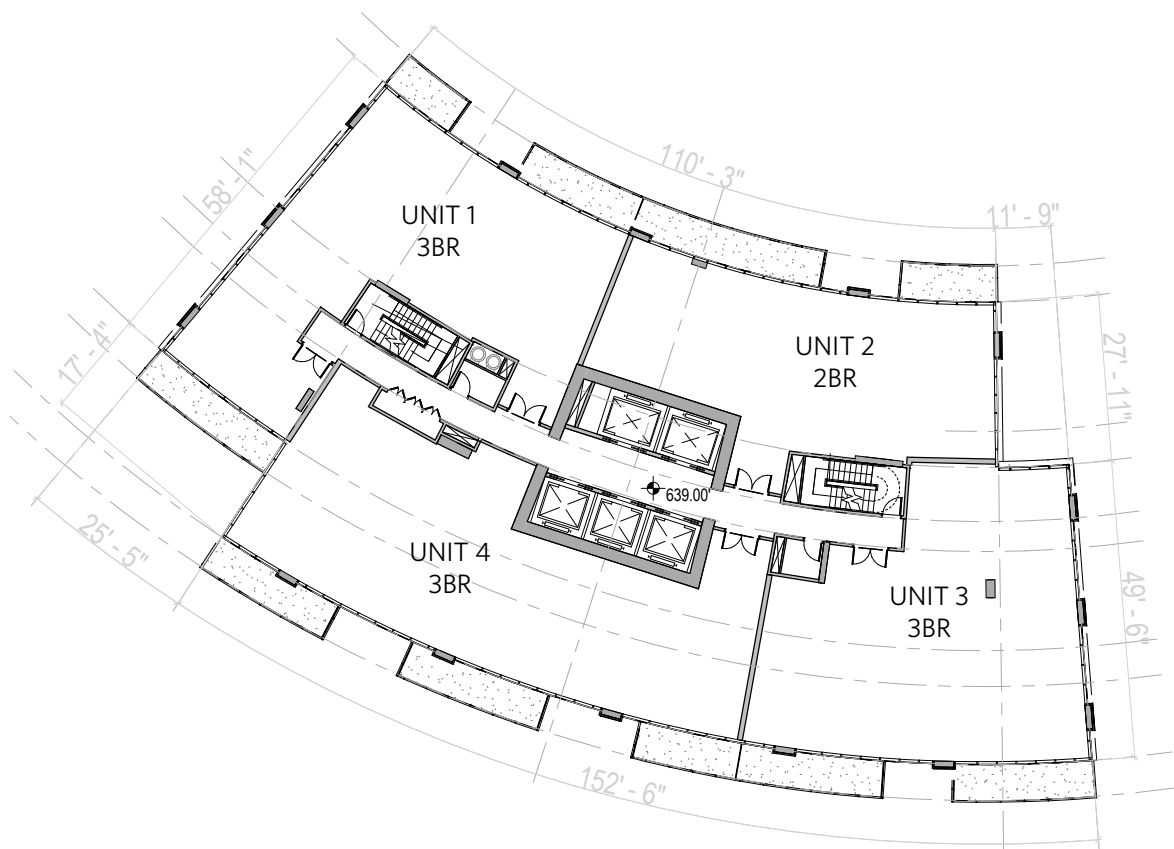




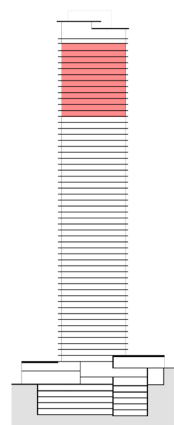
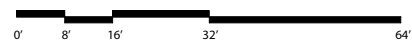


## Levels 45-54 Upper Typical Floor Plans

\*Plan shows level 45 floor elevation

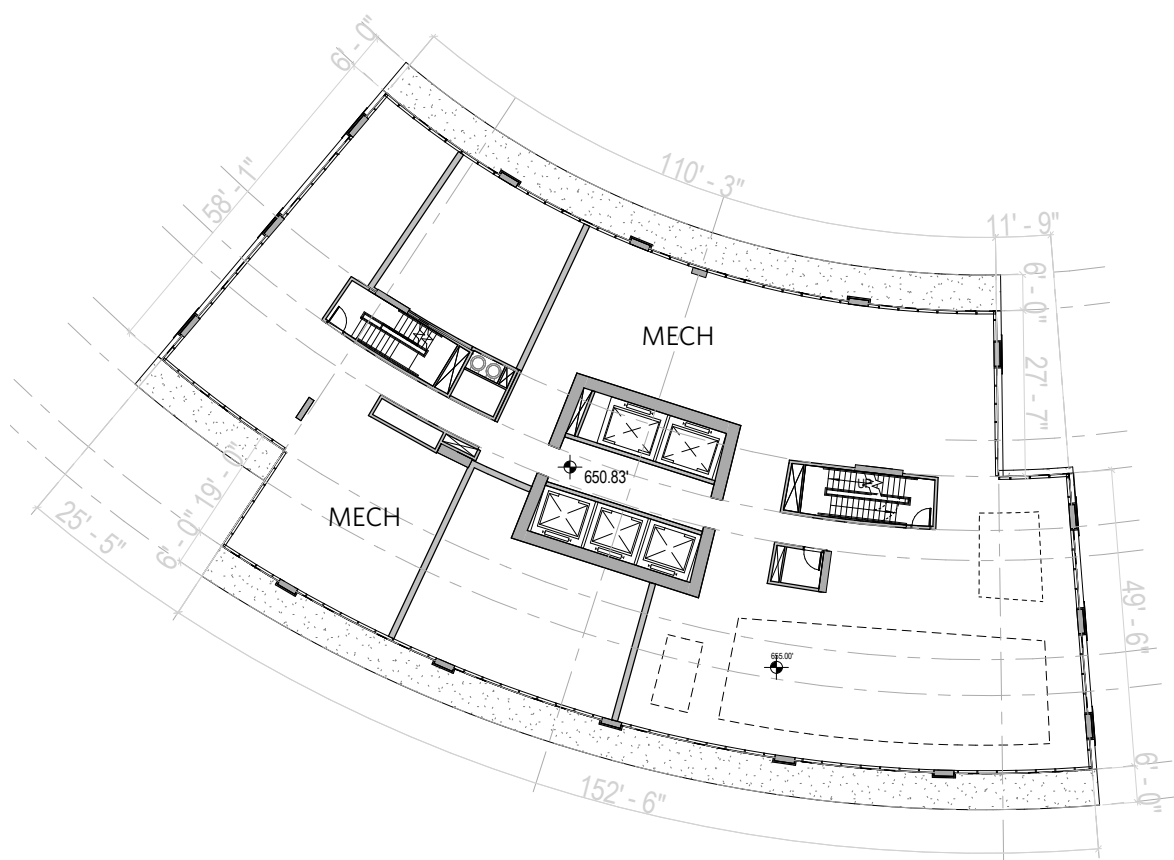


## Level 55 Penthouse Floor Plan

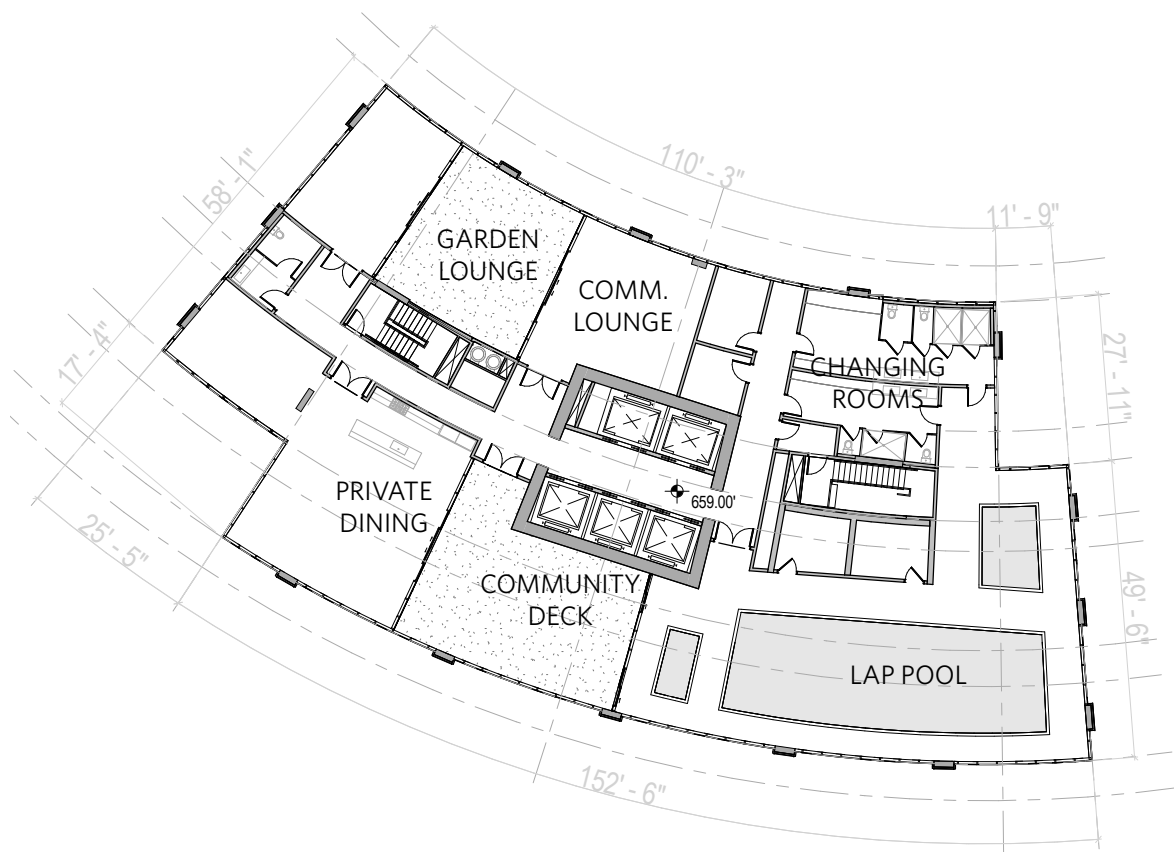




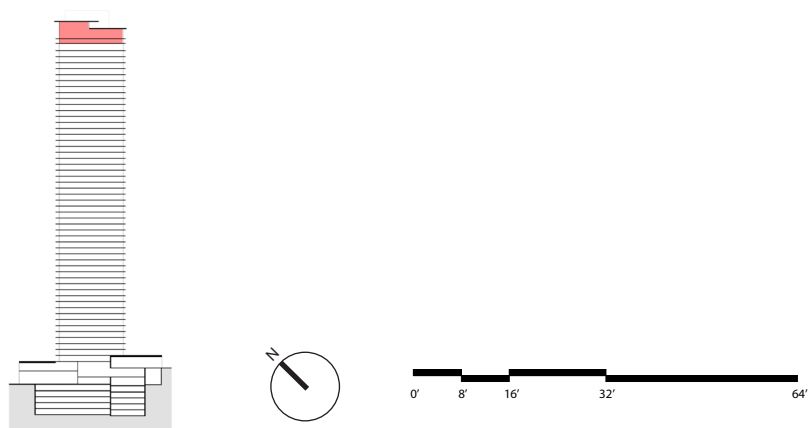
# 3.6 Rooftop Features



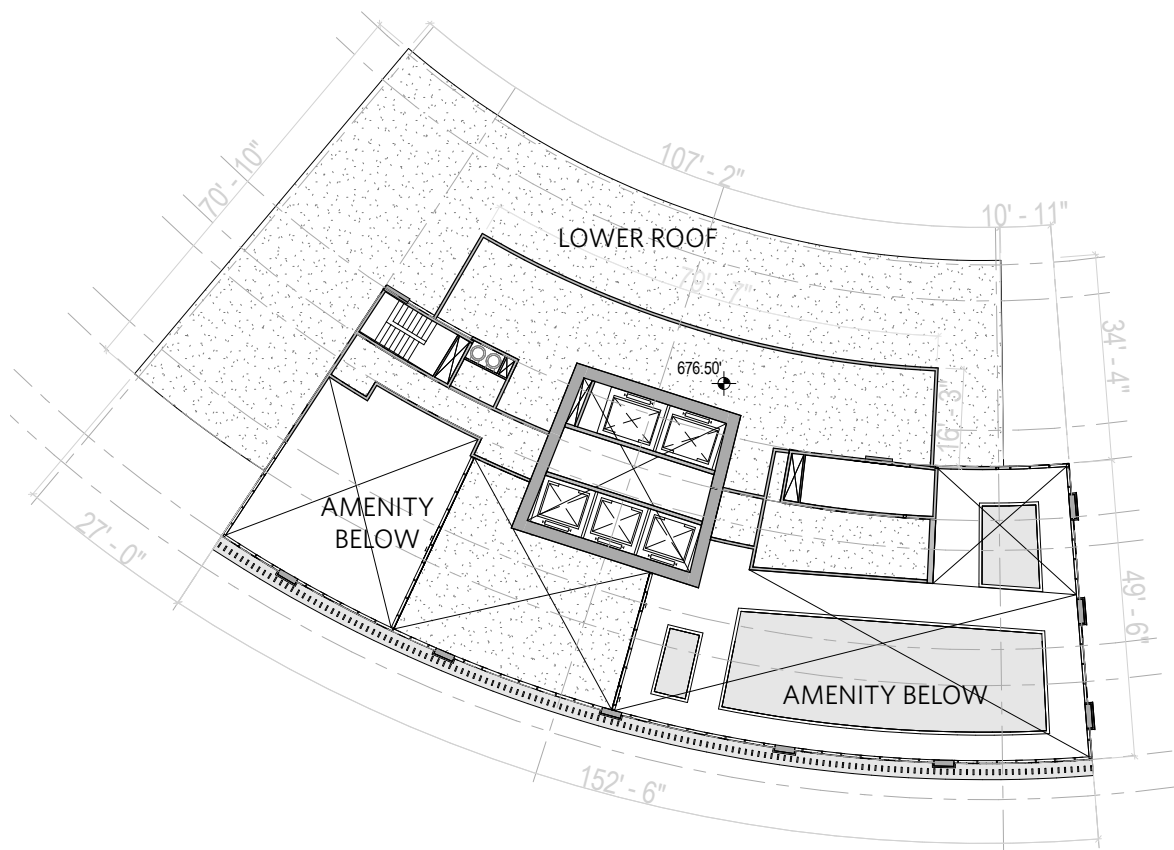
Level 56 Interstitial Mechanical Space



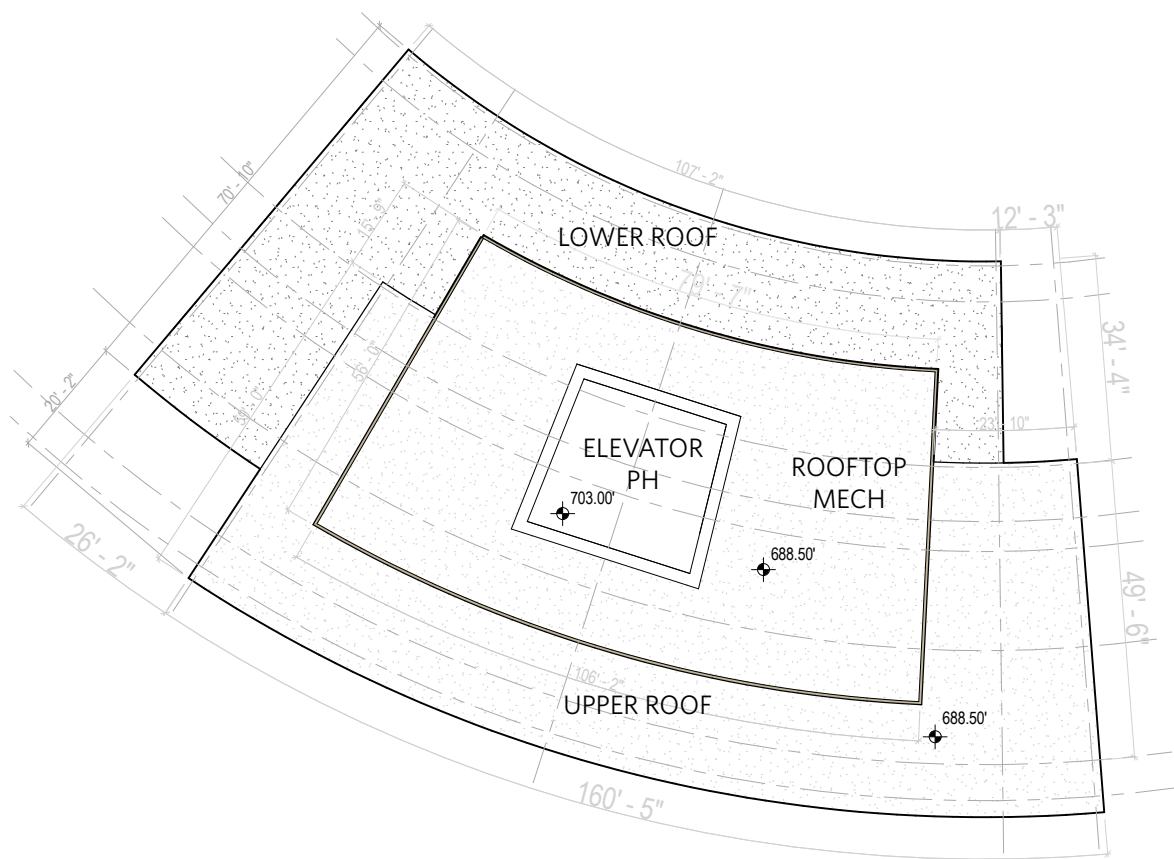
Level 57 Amenity



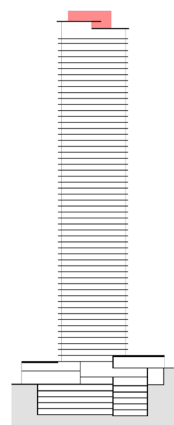
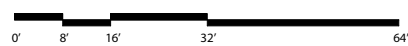




Rooftop Mechanical Plan

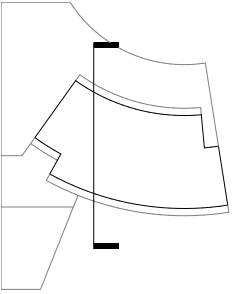
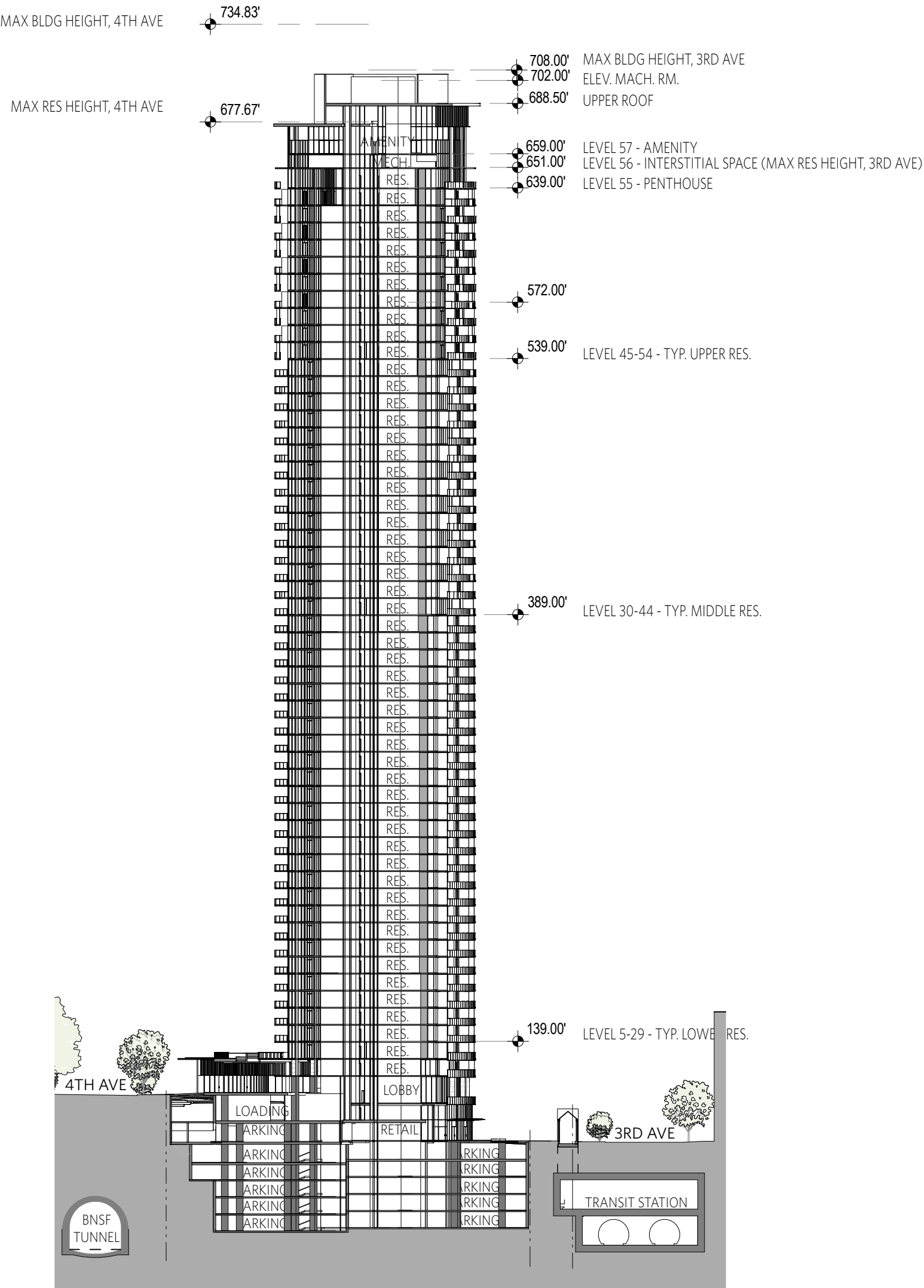


Roof Plan

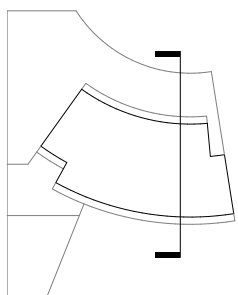




# 3.7 Sections





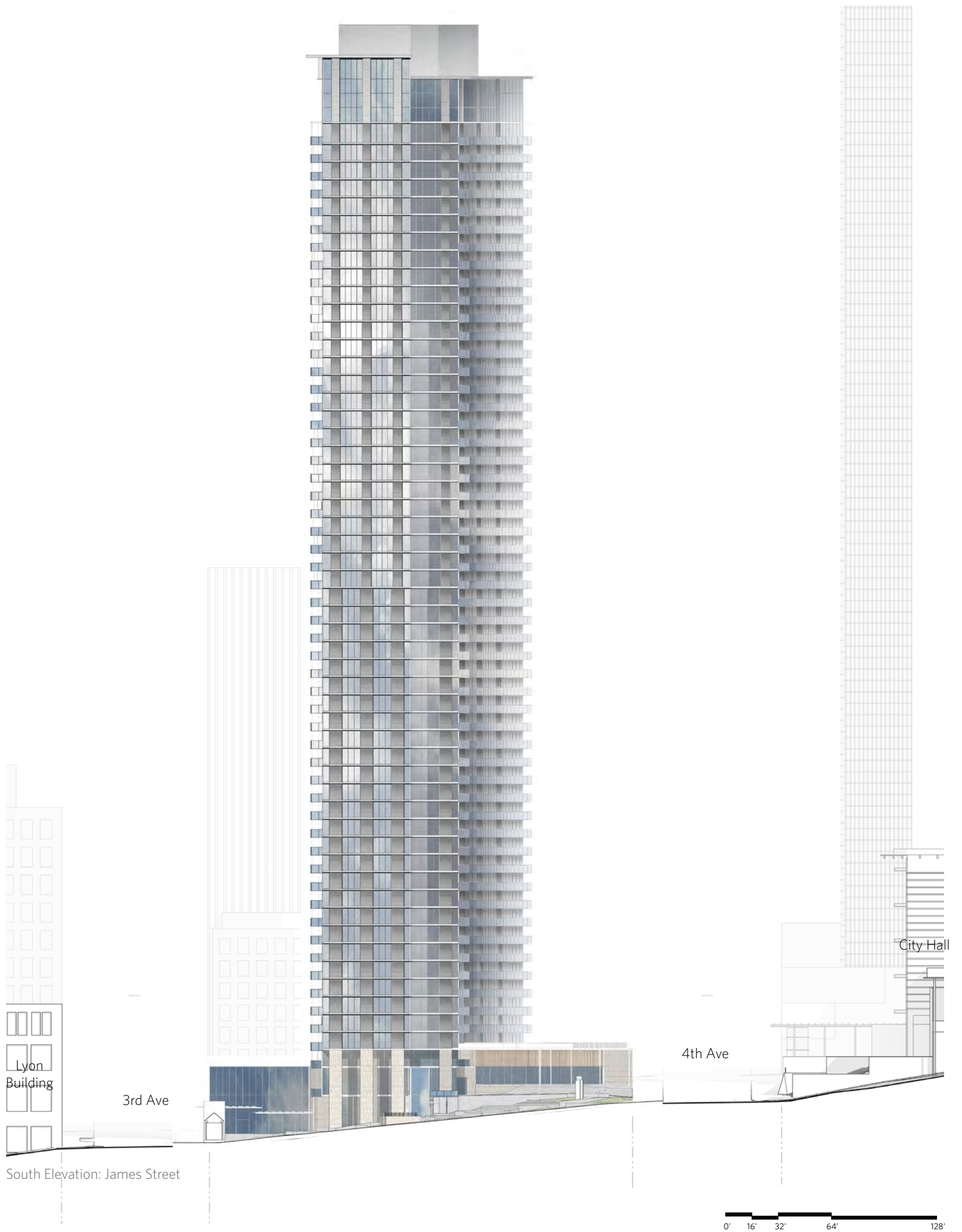




# 3.8 Elevations









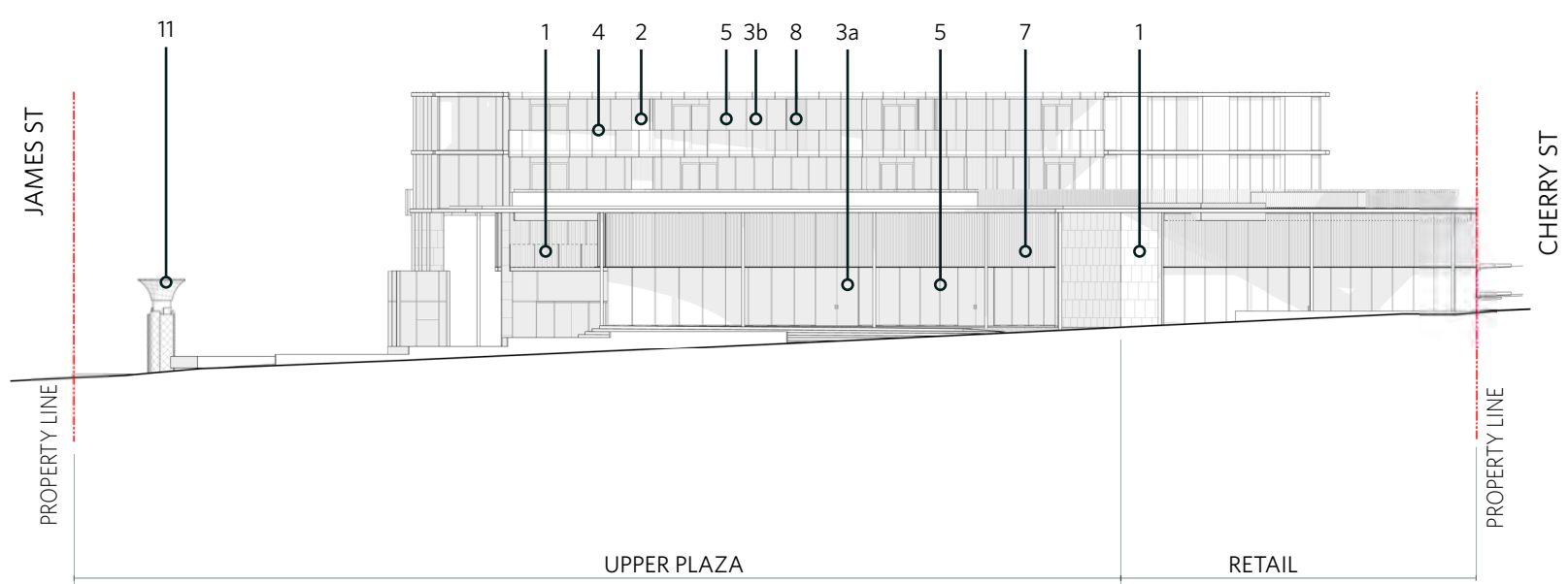




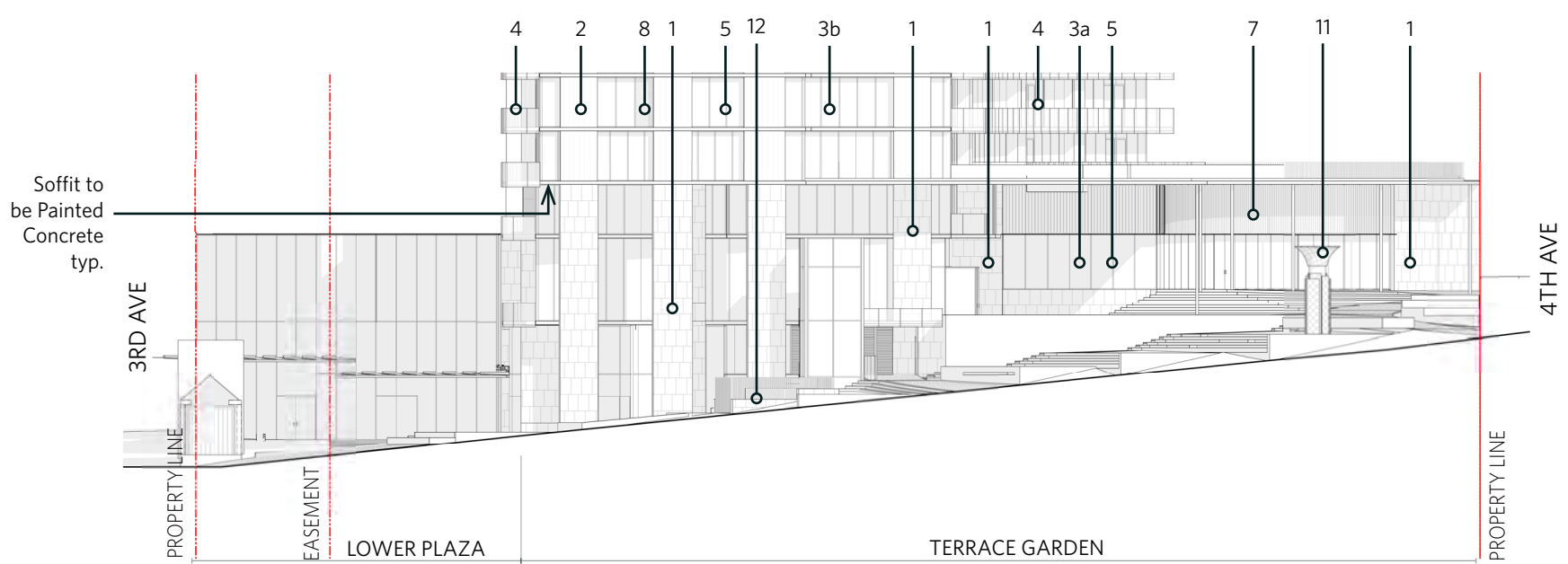


North Elevation: Cherry Street





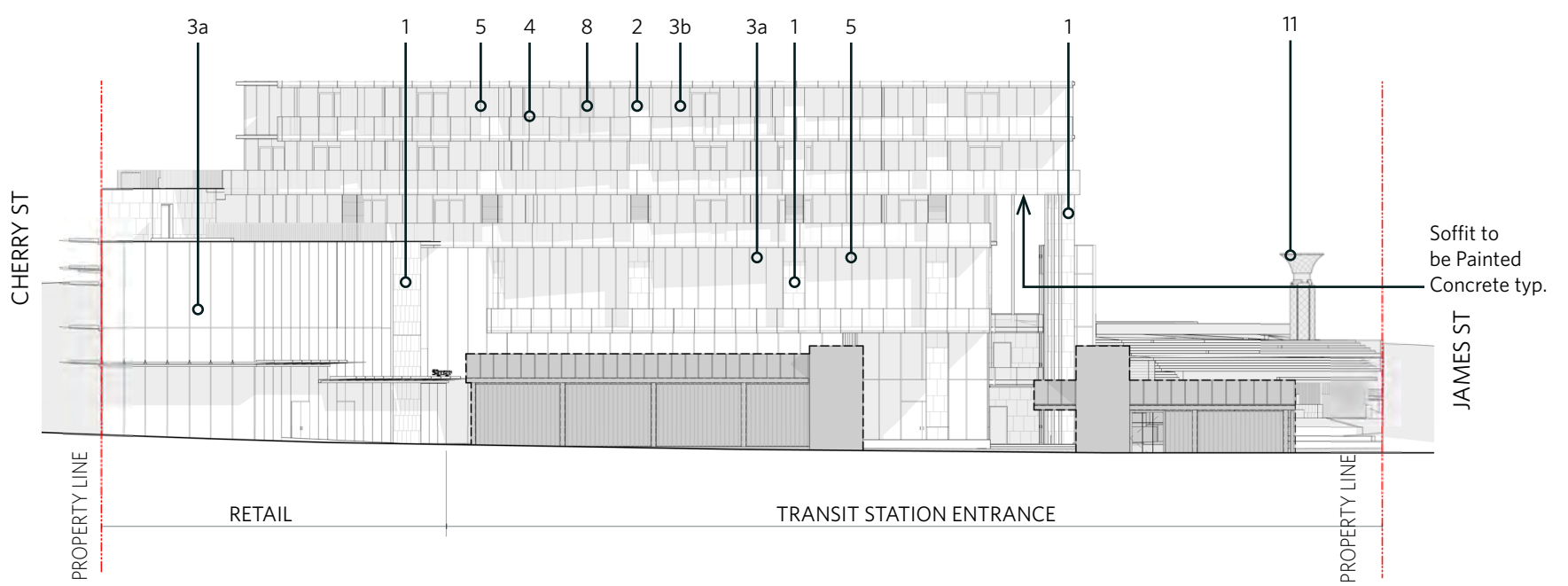
East Enlarged Elevation: 4th Ave



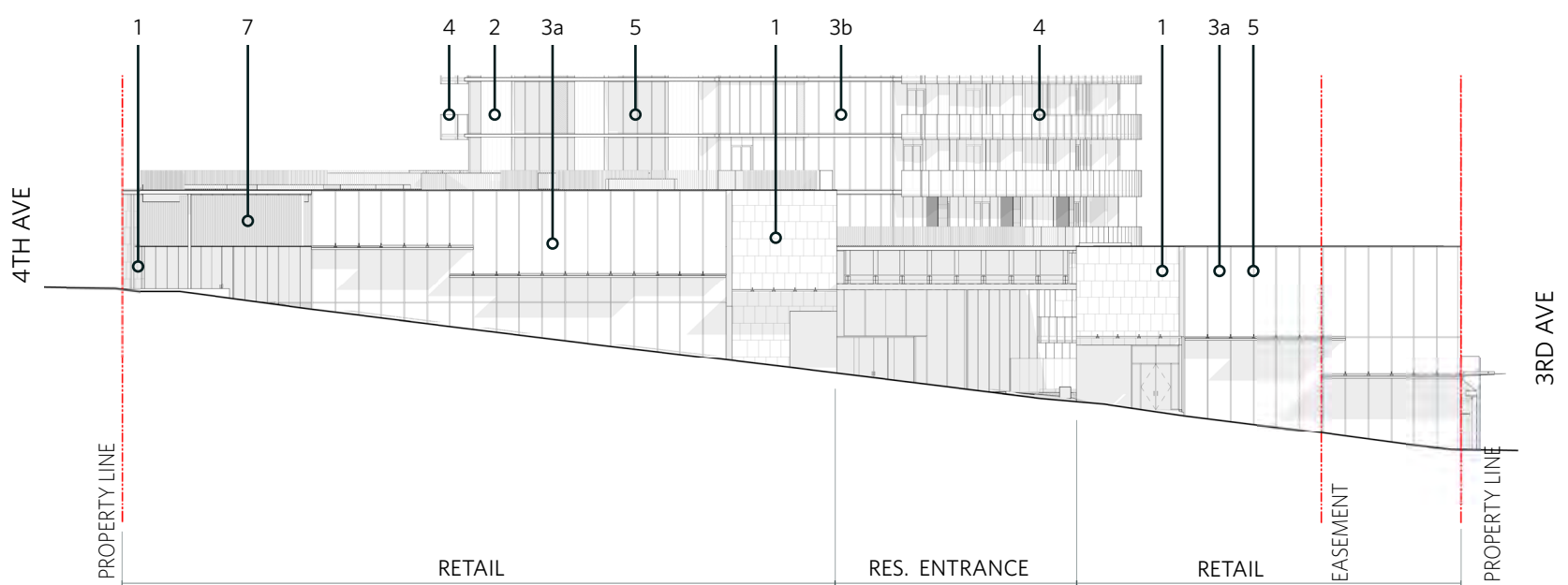
South Enlarged Elevation: James Street

- |                                       |   |
|---------------------------------------|---|
| 1. Mocha Grey Stone                   | 7. Wood Slats   |
| 2. Metal Siding - Charcoal Grey       | 8. Spandrel Glass - White                               |
| 3. Glazing                            | 9. Metal Panel - Zinc                                   |
| a. Clear Low-E Glass                  | 10. Mechanical Screen - Color to match Zinc Metal Panel |
| b. Tinted Low-E Glass                 | 11. Sculptural Exhaust                                  |
| 4. Aluminum Railings - Charcoal Grey  | 12. Gas Meter   |
| 5. Mullions - Charcoal Grey           |   |
| 6. Privacy Screen - Translucent White |   |





West Enlarged Elevation: 3rd Ave



North Enlarged Elevation: Cherry Street

- |                                       |   |
|---------------------------------------|---|
| 1. Mocha Grey Stone                   | 7. Wood Slats   |
| 2. Metal Siding - Charcoal Grey       | 8. Spandrel Glass - White                               |
| 3. Glazing                            | 9. Metal Panel - Zinc                                   |
| a. Clear Low-E Glass                  | 10. Mechanical Screen - Color to match Zinc Metal Panel |
| b. Tinted Lowe-E Glass                | 11. Sculptural Exhaust                                  |
| 4. Aluminum Railings - Charcoal Grey  | 12. Gas Meter   |
| 5. Mullions - Charcoal Grey           |   |
| 6. Privacy Screen - Translucent White |   |



# 4.0

## Materials





View from 3rd & James



# 4.1 Overall Materials



- 1. Mocha Grey Stone
- 2. Metal Siding - Charcoal Grey
- 3. Glazing
  - a. Clear Low-E Glass
  - b. Tinted Lowe-E Glass
- 4. Aluminum Railings - Charcoal Grey
- 5. Mullions - Charcoal Grey
- 6. Privacy Screen - Translucent White
- 7. Wood Slats
- 8. Spandrel Glass - White
- 9. Metal Panel - Zinc
- 10. Mechanical Screen - Color to match Zinc Metal Panel



# 4.2 Material Board

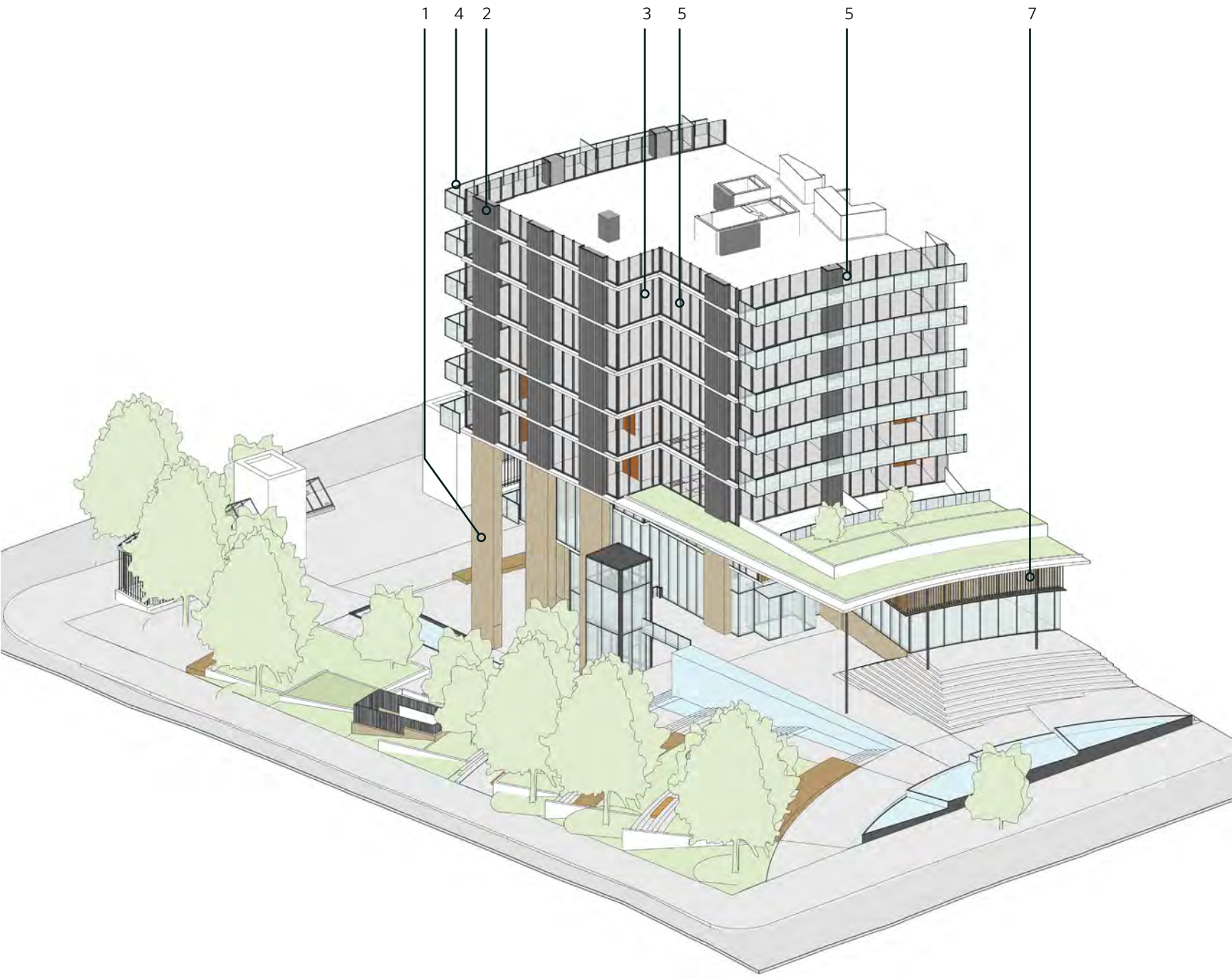


- 1. Mocha Grey Stone
- 2. Metal Siding - Charcoal Grey
- 3. Glazing
  - a. Clear Low-E Glass
  - b. Tinted Lowe-E Glass
- 4. Aluminum Railings - Charcoal Grey
- 5. Mullions - Charcoal Grey
- 6. Privacy Screen - Translucent White
- 7. Wood Slats
- 8. Spandrel Glass - White
- 9. Metal Panel - Zinc
- 10. Mechanical Screen - Color to match Zinc Metal Panel

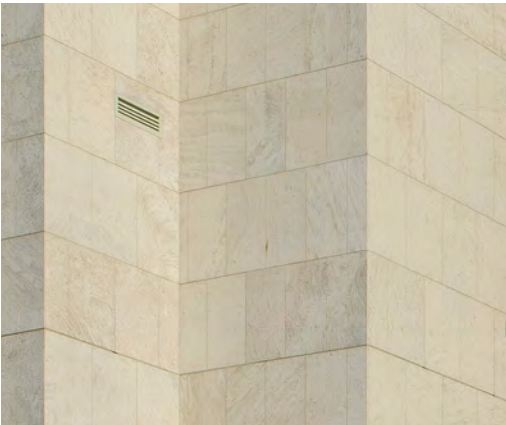


# 4.3 Podium

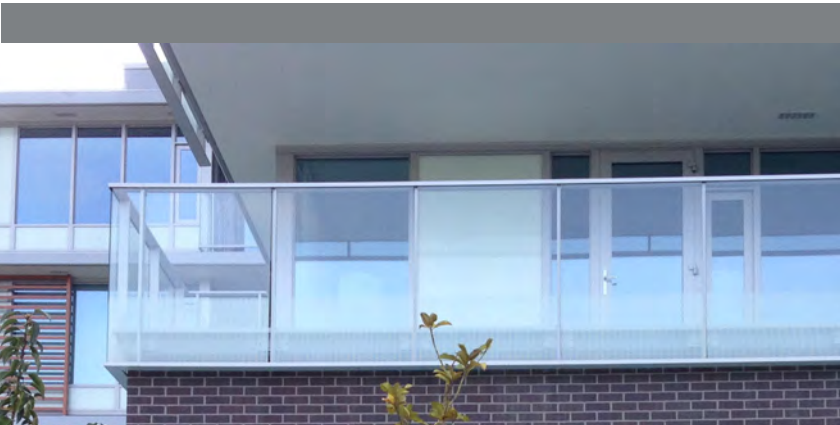
James Street



- 1. Mocha Grey Stone
- 2. Metal Siding - Charcoal Grey
- 3. Glazing
  - a. Clear Low-E Glass
  - b. Tinted Lowe-E Glass
- 4. Aluminum Railings - Charcoal Grey
- 5. Mullions - Charcoal Grey
- 6. Privacy Screen - Translucent White
- 7. Wood Slats
- 8. Spandrel Glass - White
- 9. Metal Panel - Zinc
- 10. Mechanical Screen - Color to match Zinc Metal Panel



1. Stone Precedent, Rivergreen, James KM Cheng Architects



4. Balcony Precedent, MC2, James KM Cheng Architects



Mechanical Louvers, Ambleside, James KM Cheng Architects



# Cherry Street



- 1. Mocha Grey Stone
- 2. Metal Siding - Charcoal Grey
- 3. Glazing
  - a. Clear Low-E Glass
  - b. Tinted Lowe-E Glass
- 4. Aluminum Railings - Charcoal Grey
- 5. Mullions - Charcoal Grey
- 6. Privacy Screen - Translucent White
- 7. Wood Slats
- 8. Spandrel Glass - White
- 9. Metal Panel - Zinc
- 10. Mechanical Screen - Color to match Zinc Metal Panel



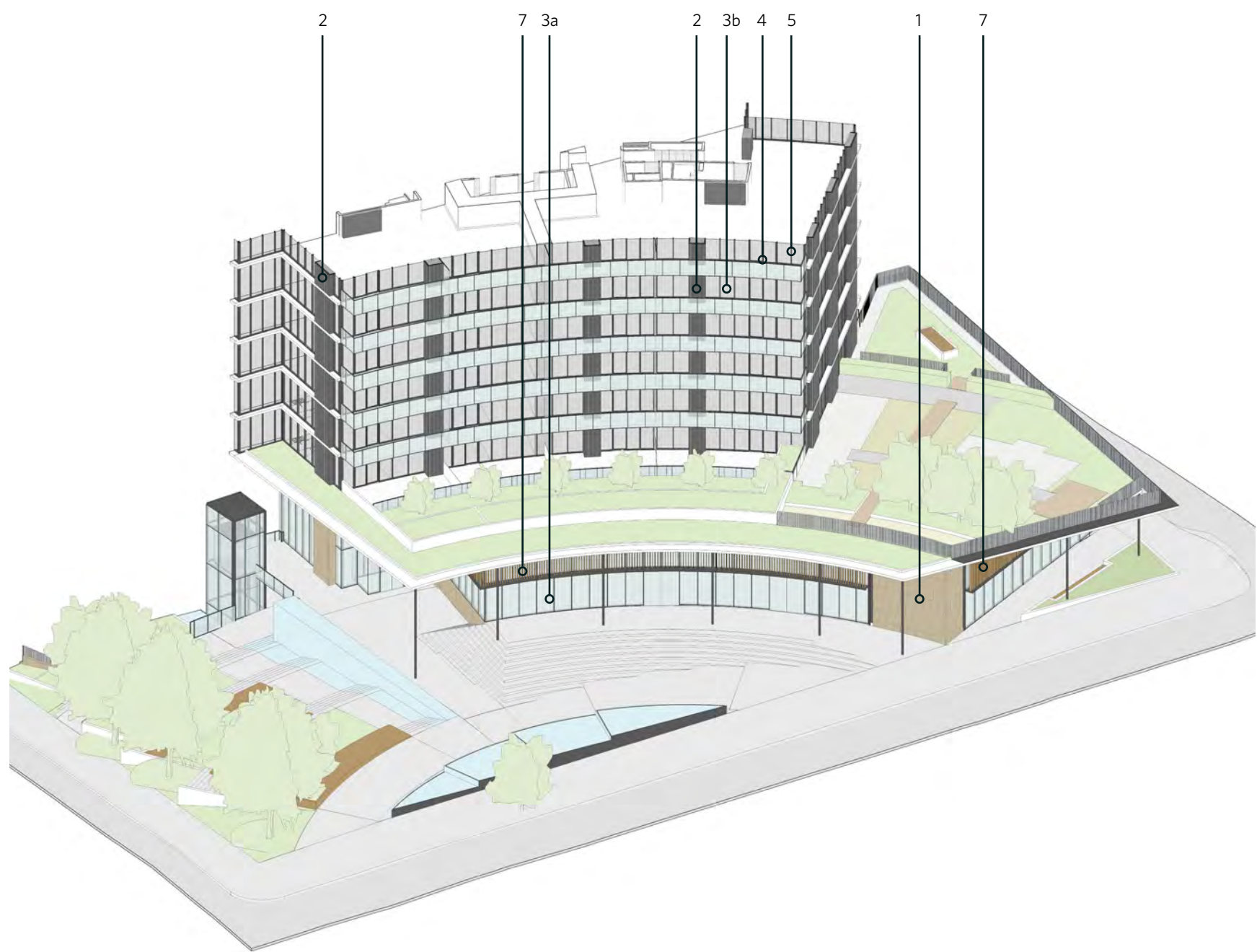
Glass Canopy Precedent, Ambleside, James KM Cheng Architects



7. Wood Slat Precedent, Ambleside, James KM Cheng Architects



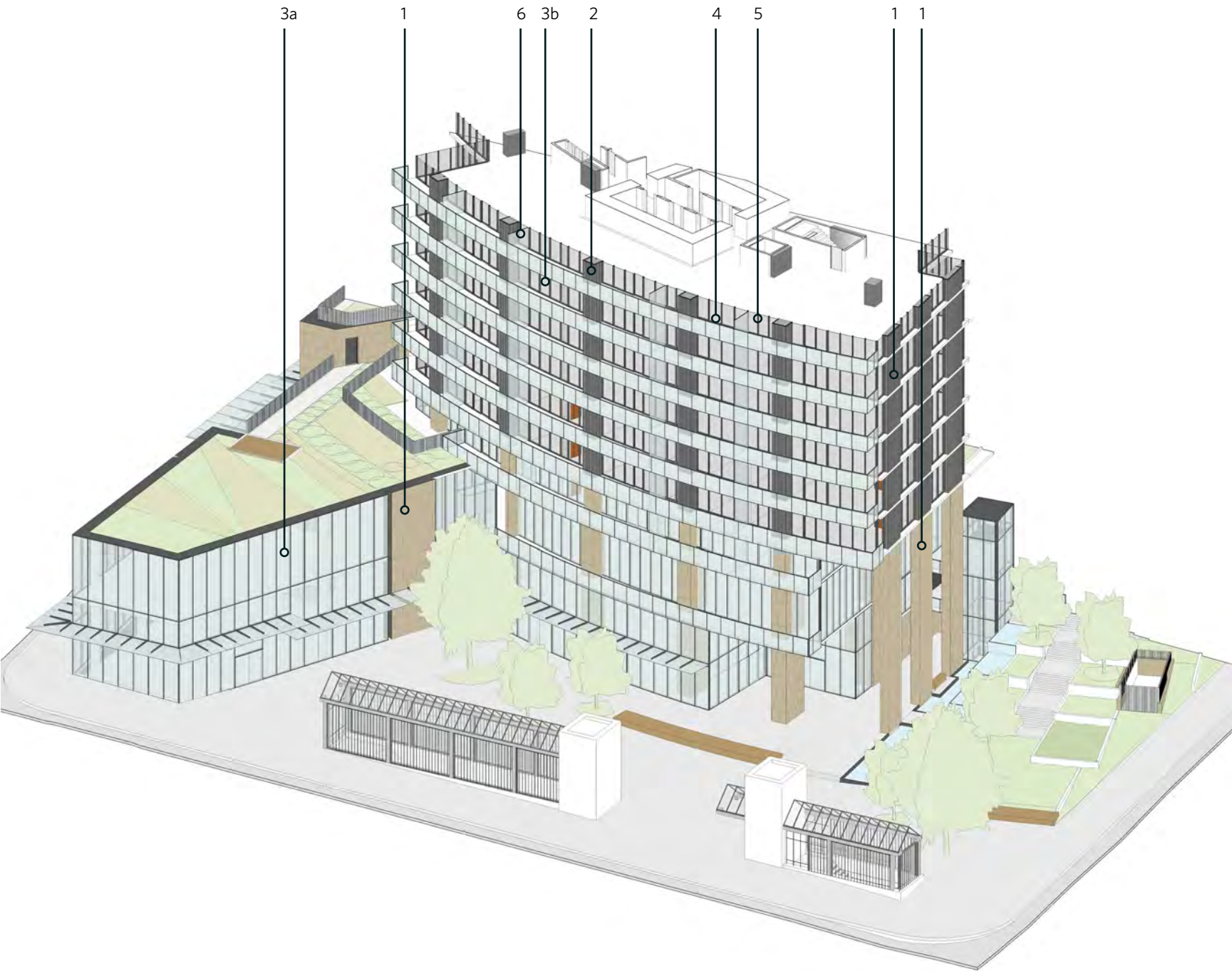
4th Avenue



- 1. Mocha Grey Stone
- 2. Metal Siding - Charcoal Grey
- 3. Glazing
  - a. Clear Low-E Glass
  - b. Tinted Lowe-E Glass
- 4. Aluminum Railings - Charcoal Grey
- 5. Mullions - Charcoal Grey
- 6. Privacy Screen - Translucent White
- 7. Wood Slats
- 8. Spandrel Glass - White
- 9. Metal Panel - Zinc
- 10. Mechanical Screen - Color to match Zinc Metal Panel



# 3th Avenue

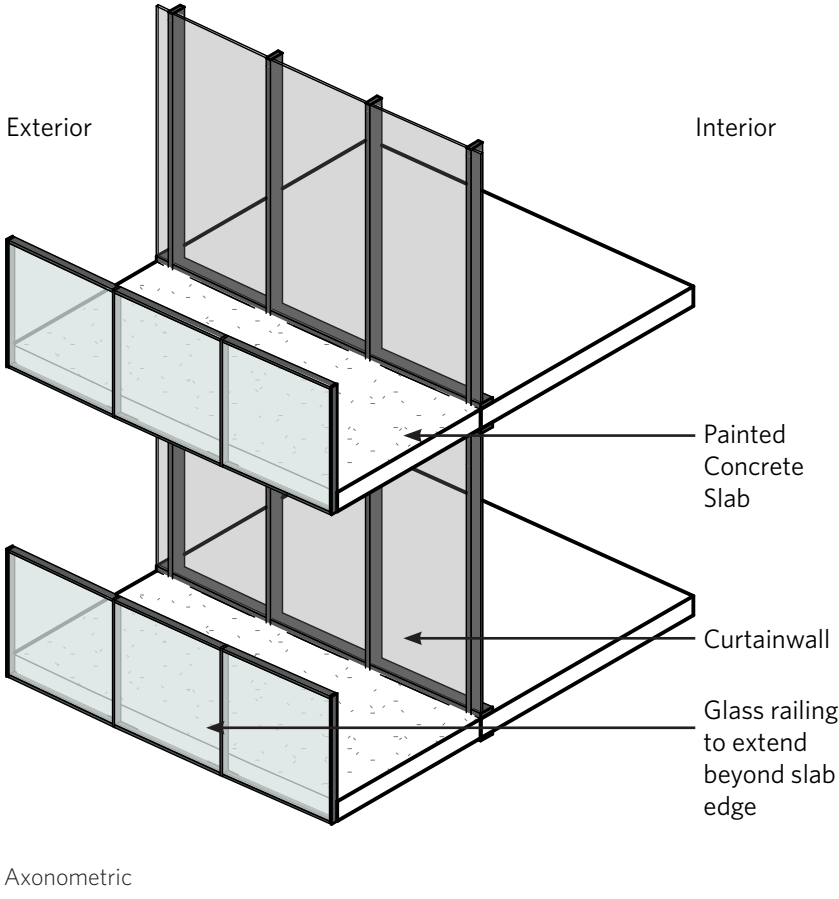
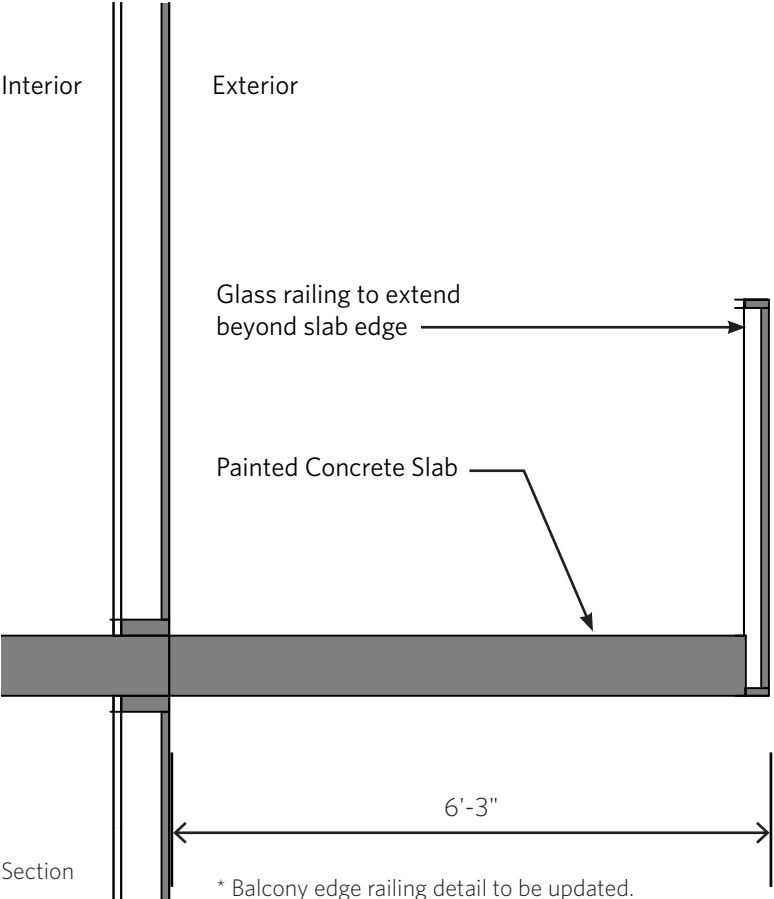


- 1. Mocha Grey Stone
- 2. Metal Siding - Charcoal Grey
- 3. Glazing
  - a. Clear Low-E Glass
  - b. Tinted Lowe-E Glass
- 4. Aluminum Railings - Charcoal Grey
- 5. Mullions - Charcoal Grey
- 6. Privacy Screen - Translucent White
- 7. Wood Slats
- 8. Spandrel Glass - White
- 9. Metal Panel - Zinc
- 10. Mechanical Screen - Color to match Zinc Metal Panel



# 4.4 Balconies

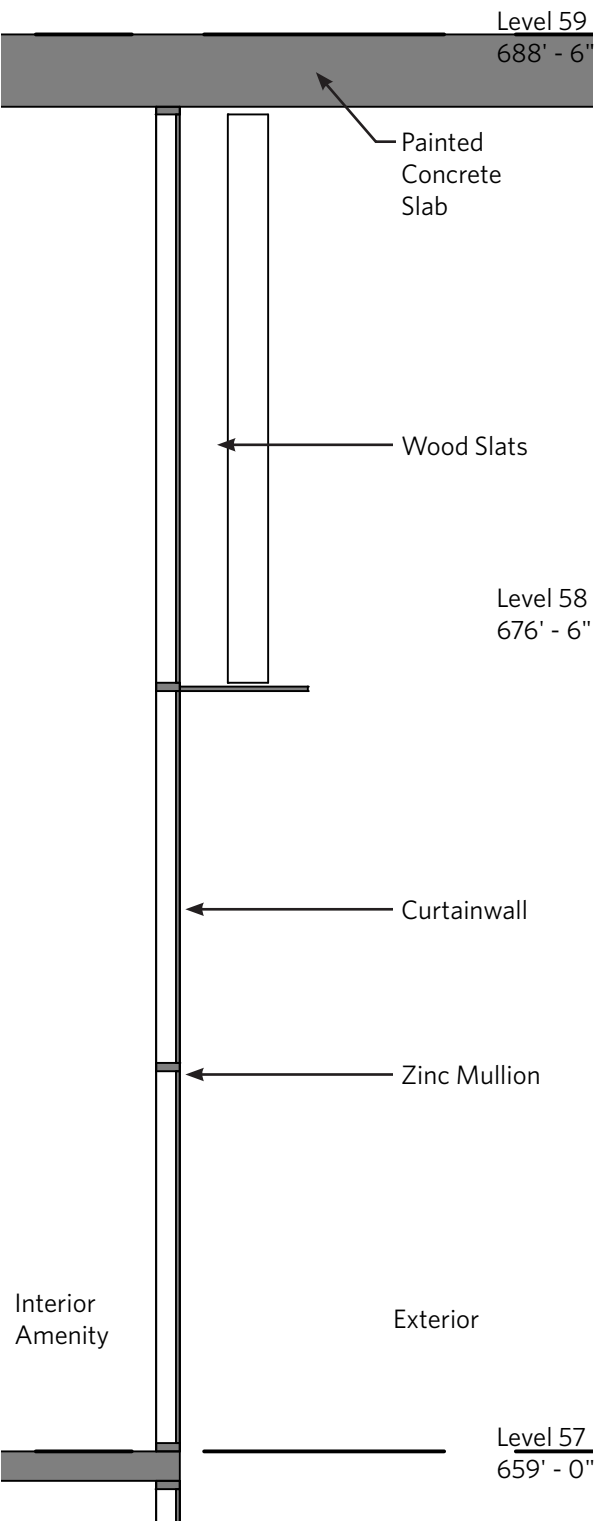
Typical Balcony



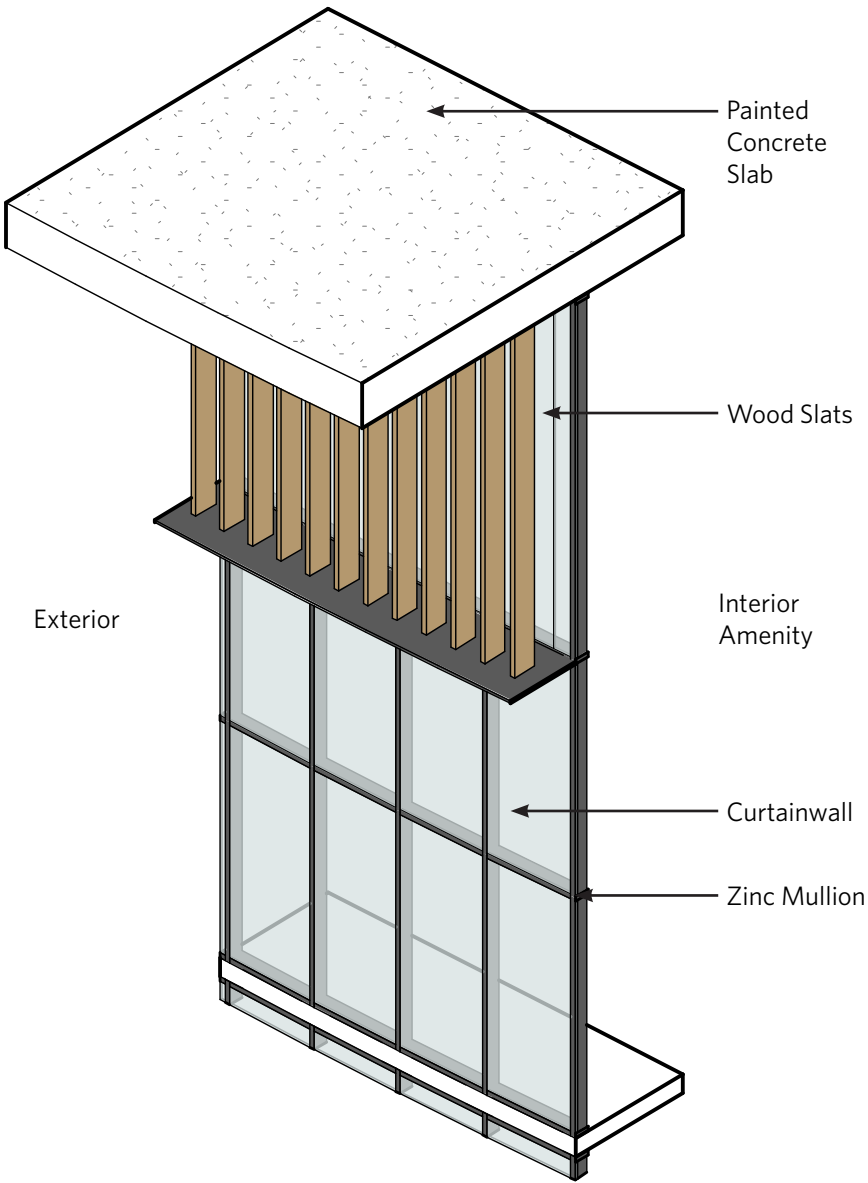
Balcony Precedent, Rivergreen, James KM Cheng Architects



Amenity



Section



Axonometric



Wood Slats Precedent, Ambleside, James KM Cheng Architects





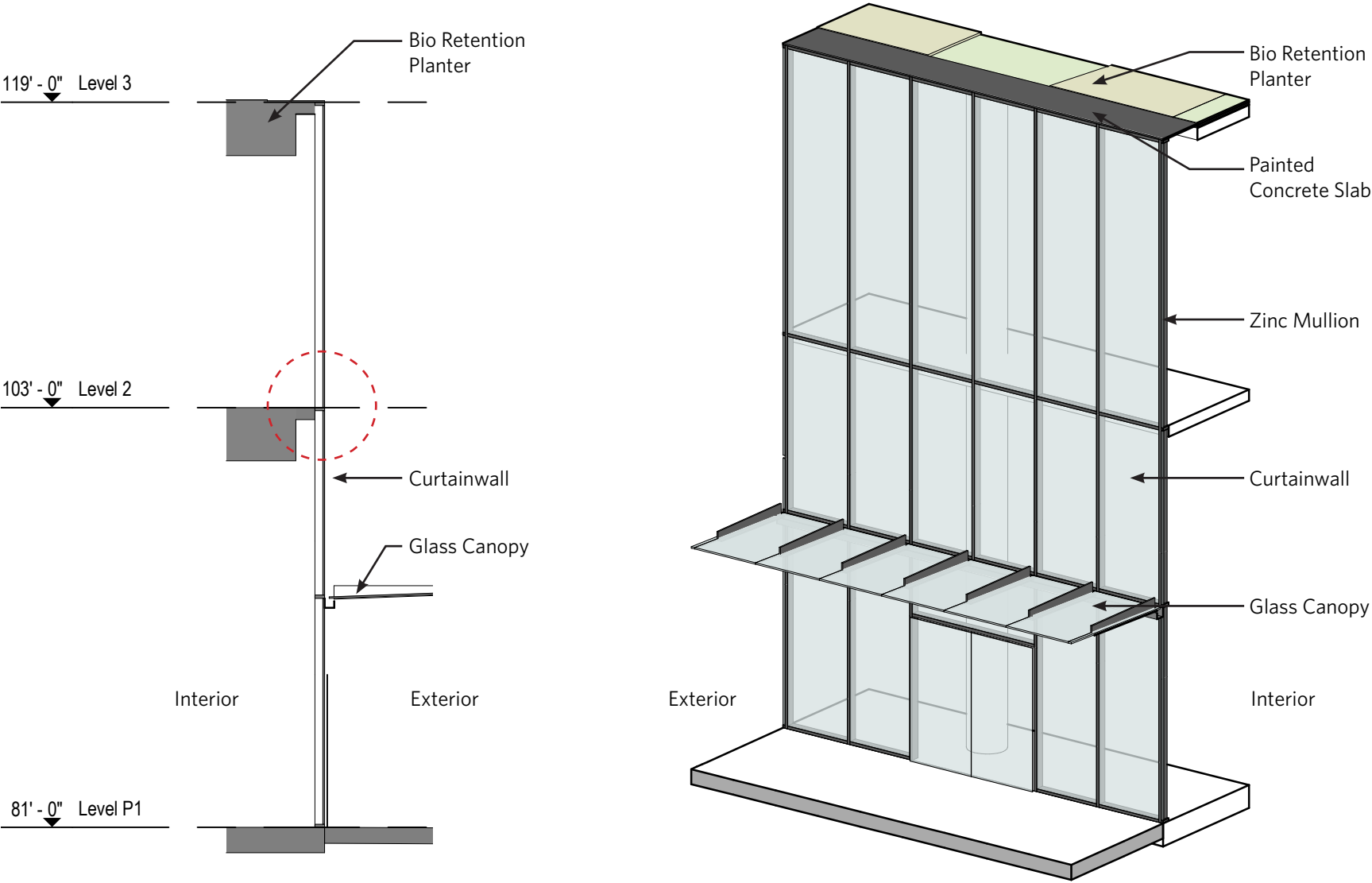






# 4.5 Canopies

## Retail Canopy



Section

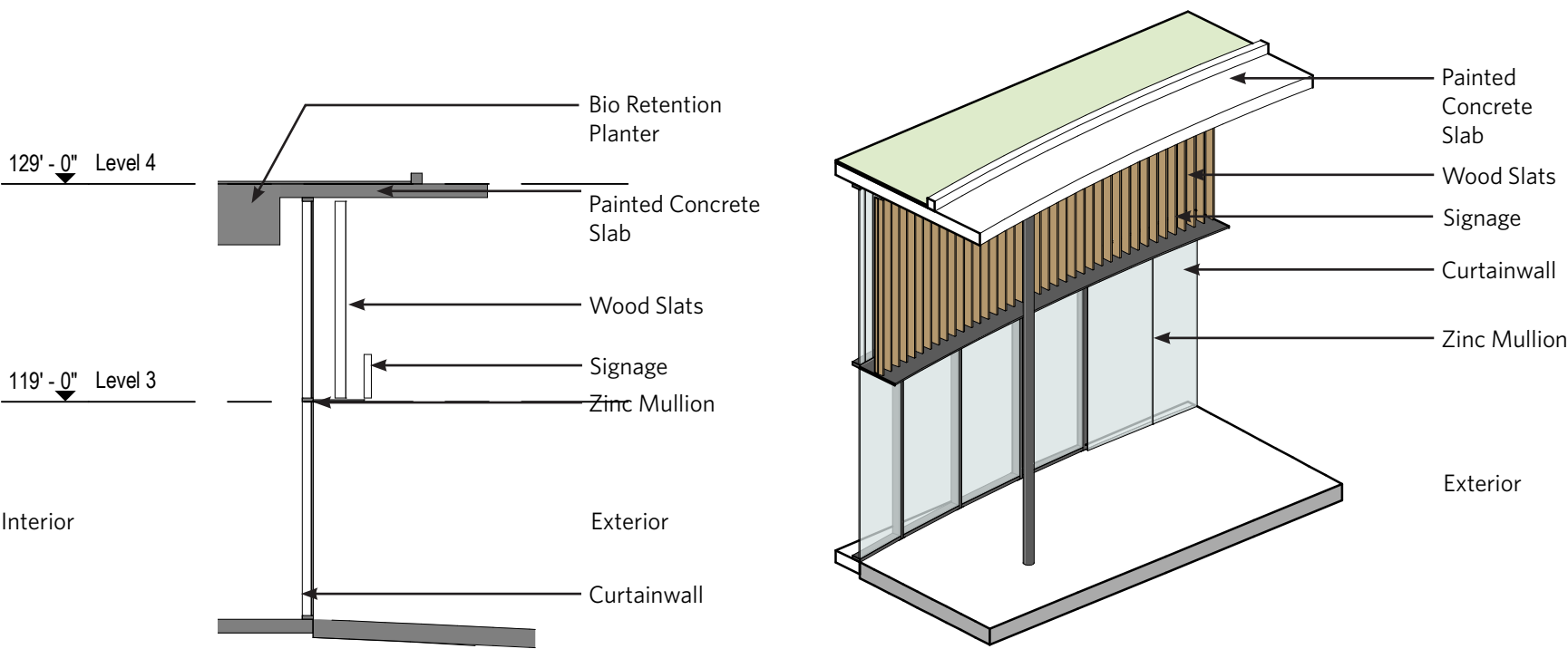
Axonometric



Glass Canopy Precedent, Ambleside, James KM Cheng Architects



Retail Canopy



Section

Axonometric

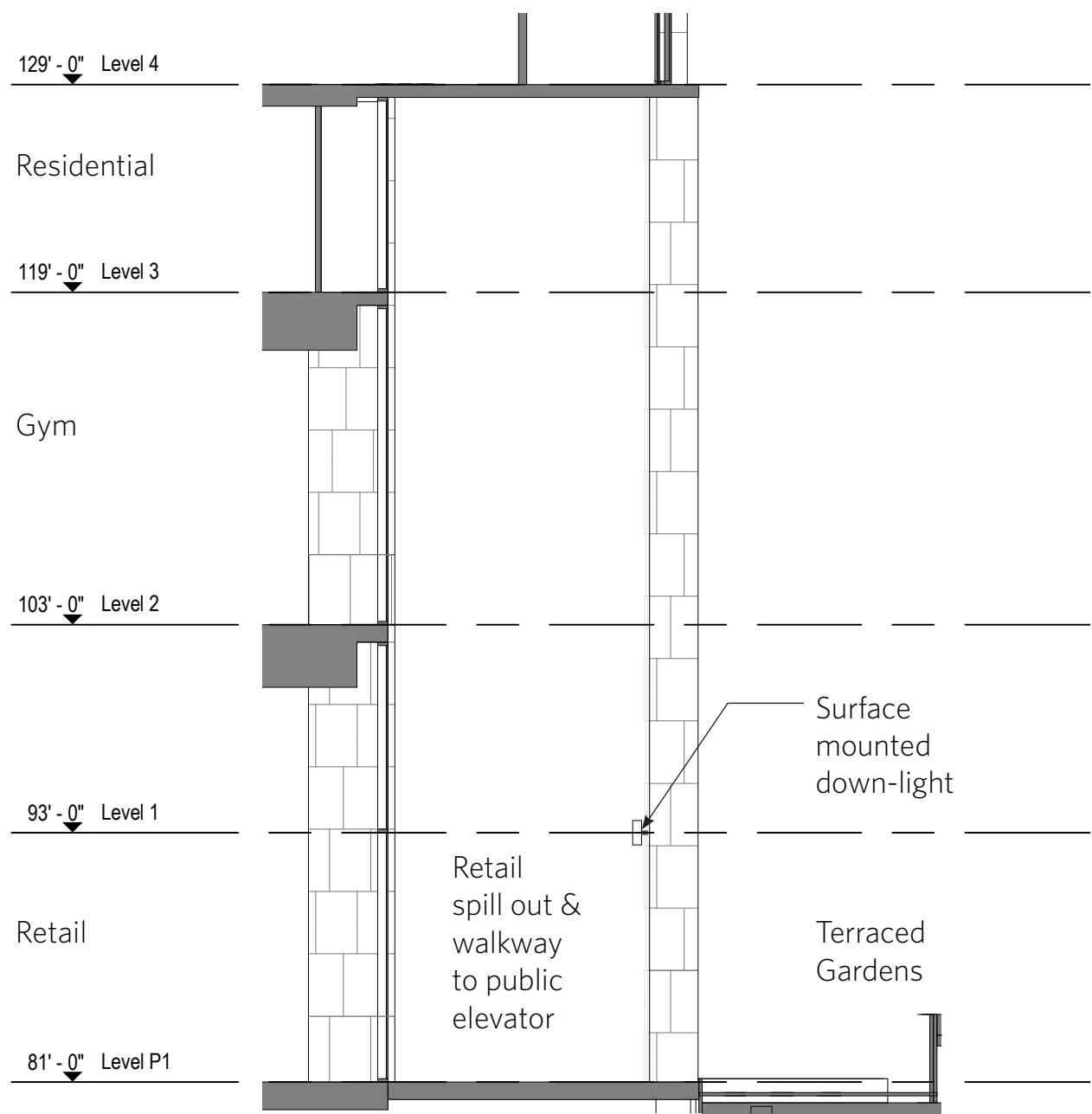


Wood Slats Precident, Ambleside, James KM Cheng Architects



# 4.6 Soffit

Soffit Section









# 5.0

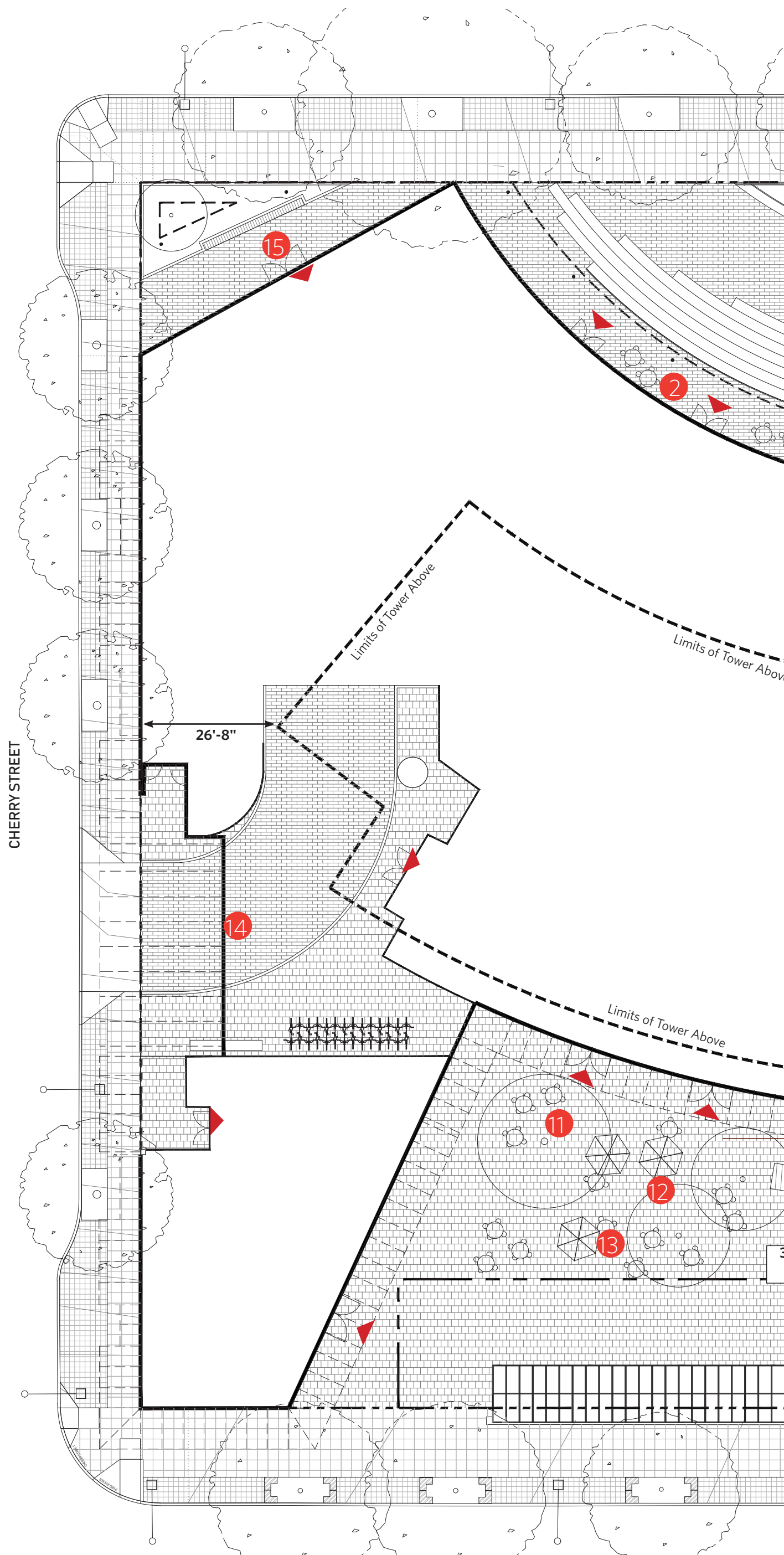
## Composite Landscape/ Hardscape Plans







5.1 Ground Level

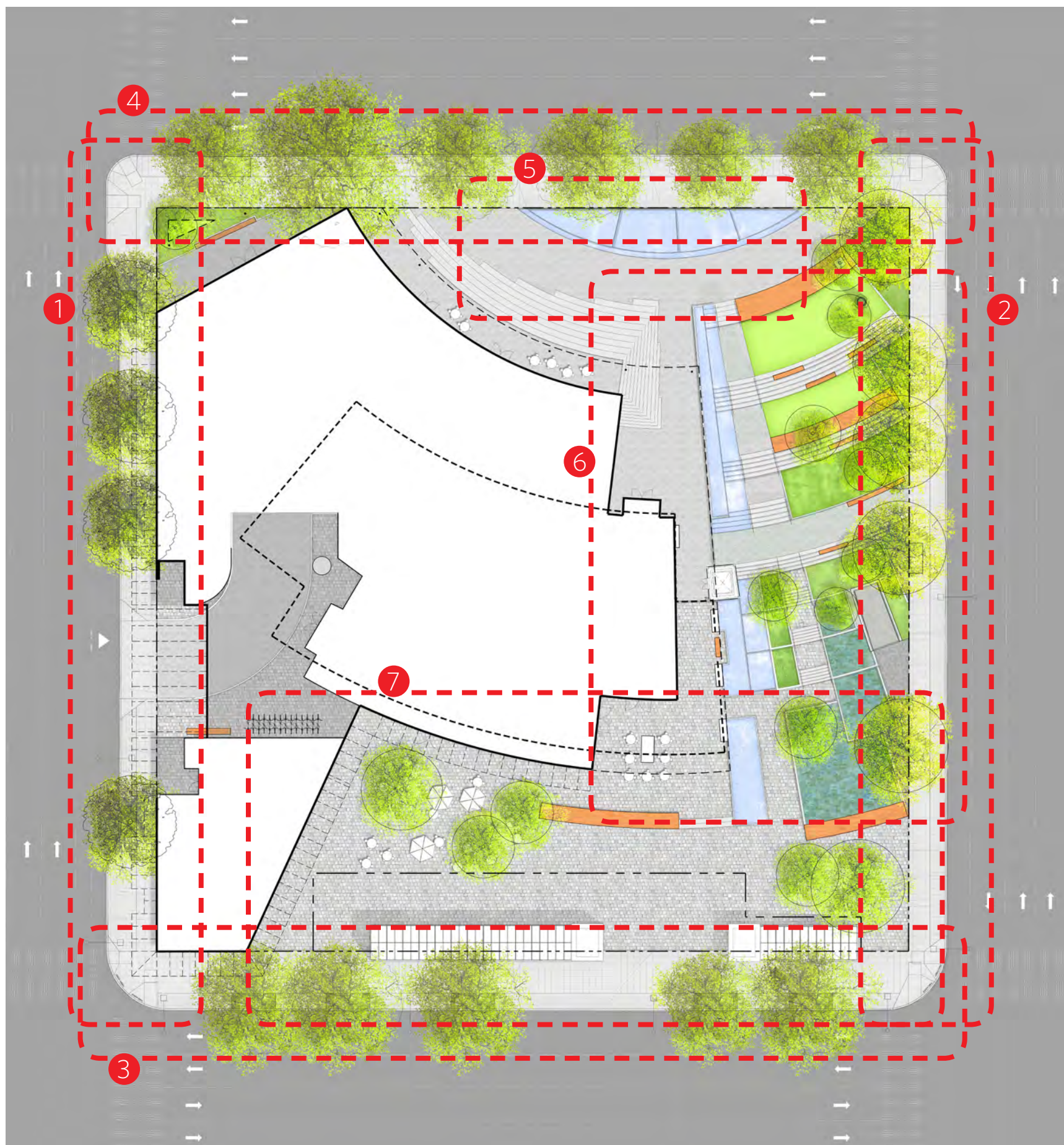








Enlargement Plans Key



- 1. Cherry Street Streetscape
- 2. James Street Streetscape
- 3. 3rd Avenue Streetscape
- 4. 4th Avenue Streetscape
- 5. 4th Avenue Plaza and Water Feature
- 6. James Street Garden Terraces
- 7. 3rd Avenue Plaza





Reference Images



Lawn Terraces



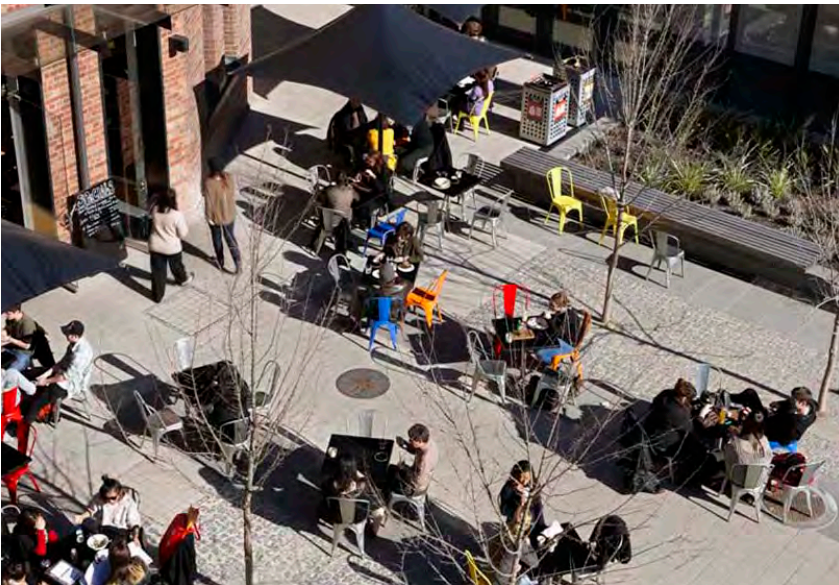
Landscape Terraces and Seating Steps



Axial Terraced Water Feature



Water Wall and Steps



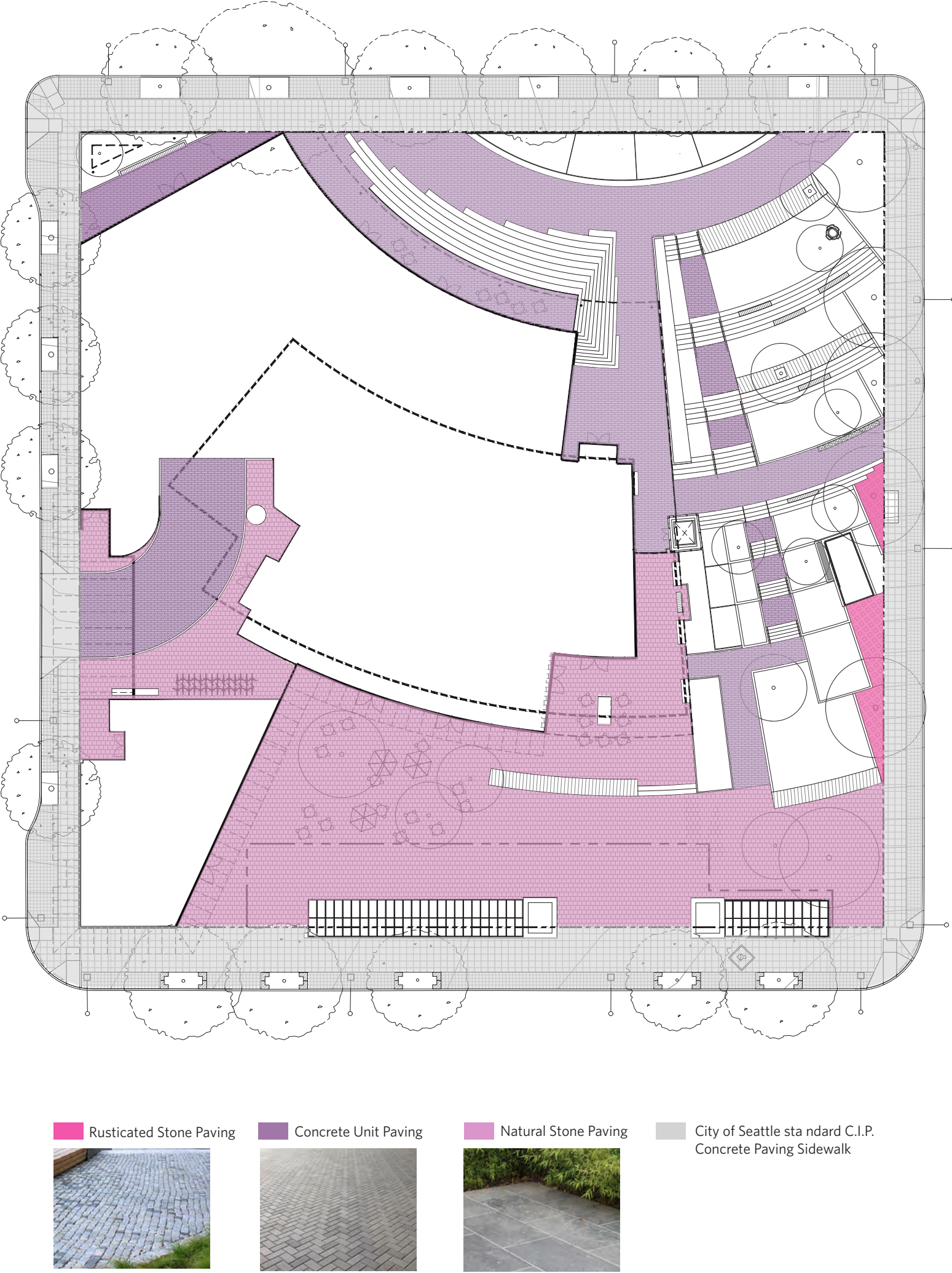
Movable Tables and Chairs on Stone/Concrete Unit Pavers



Wood Platforms and Decks

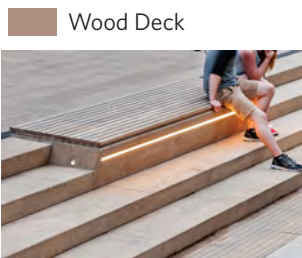
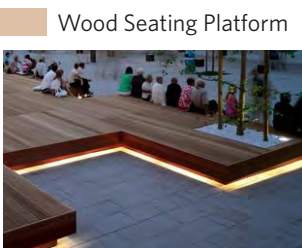
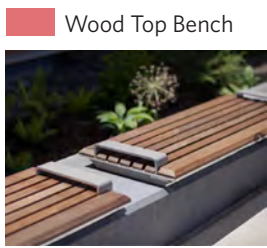
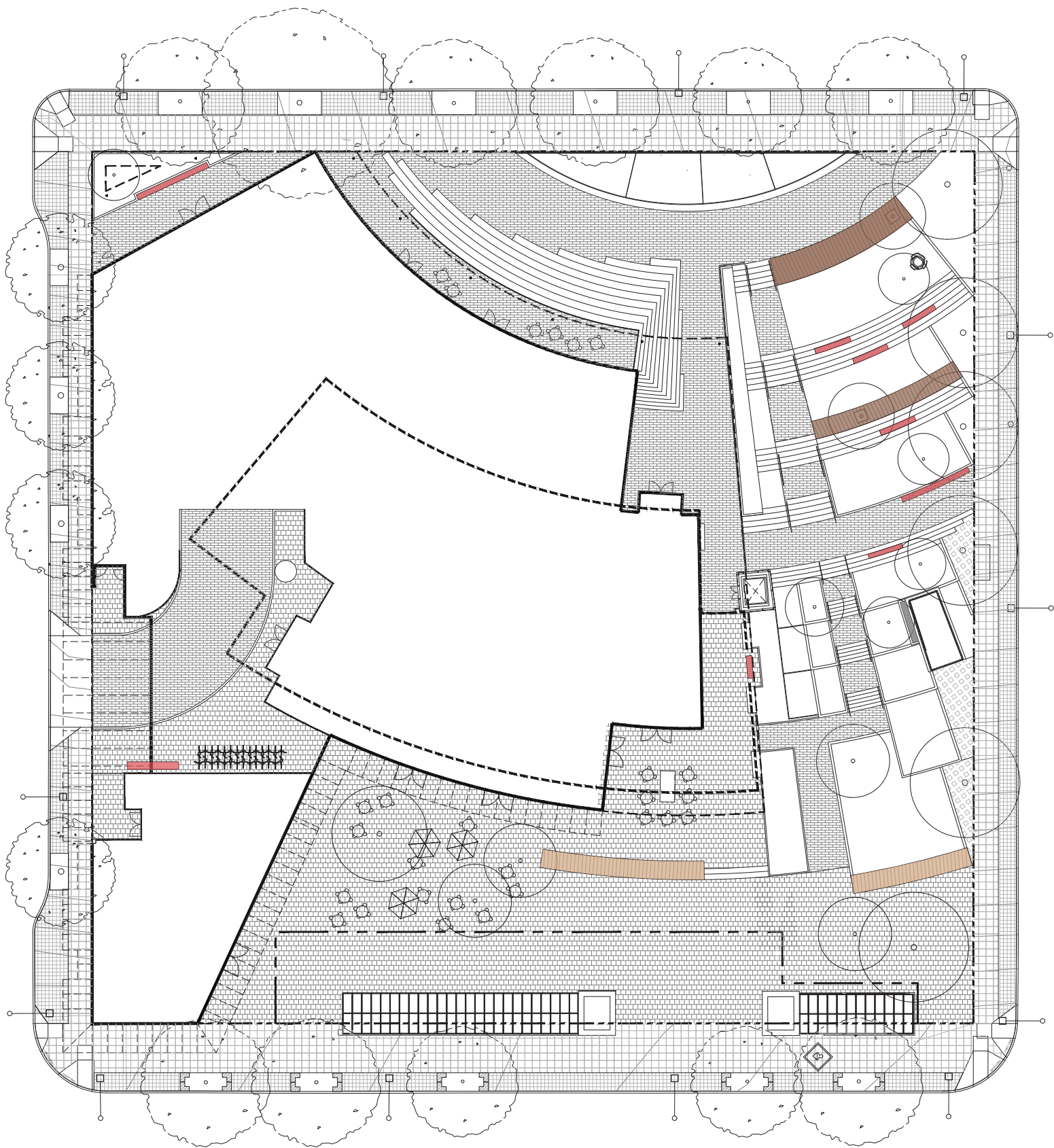


Paving Diagram



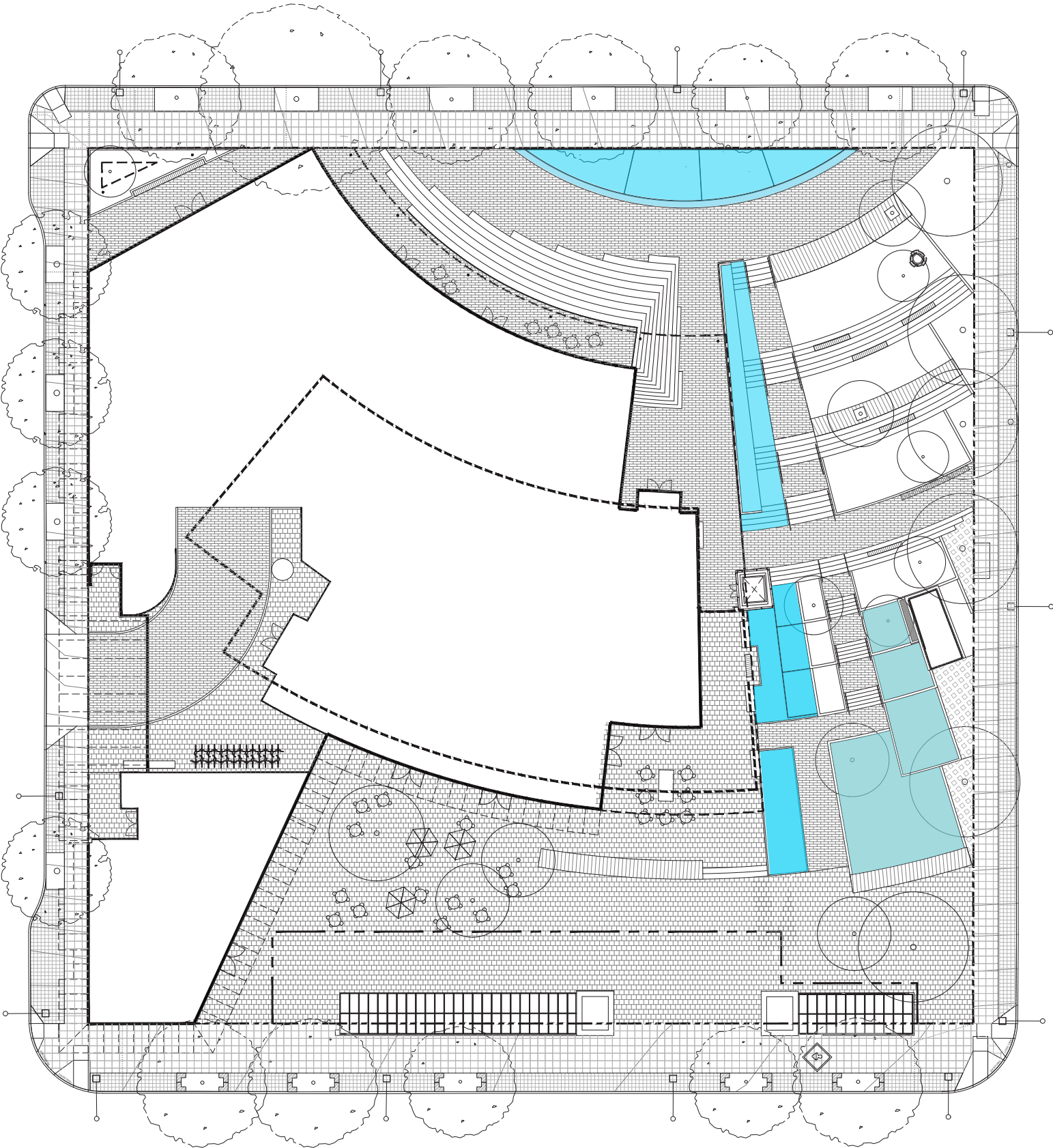


Enhanced Seating Diagram





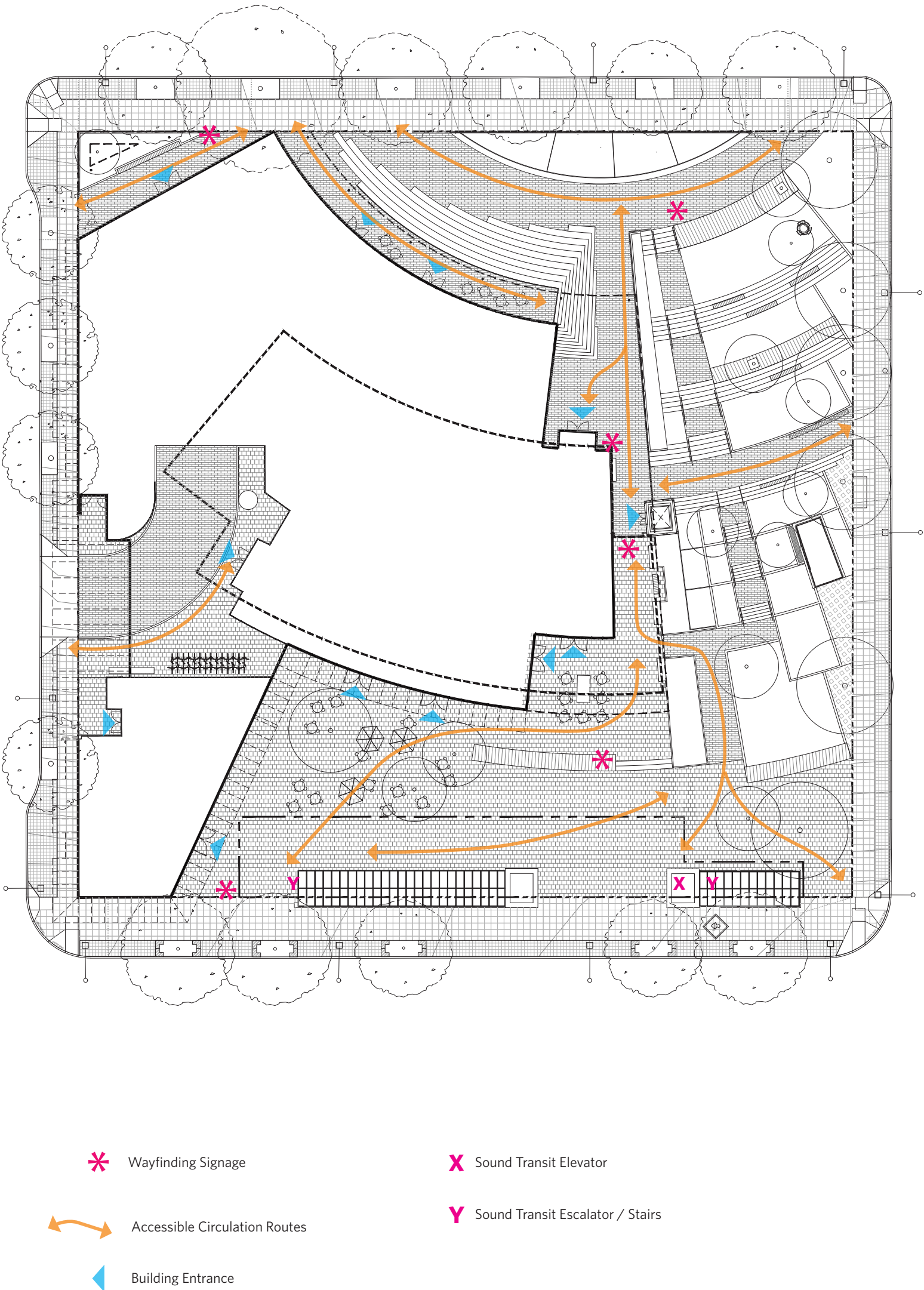
Water Feature and Bioretention Diagram



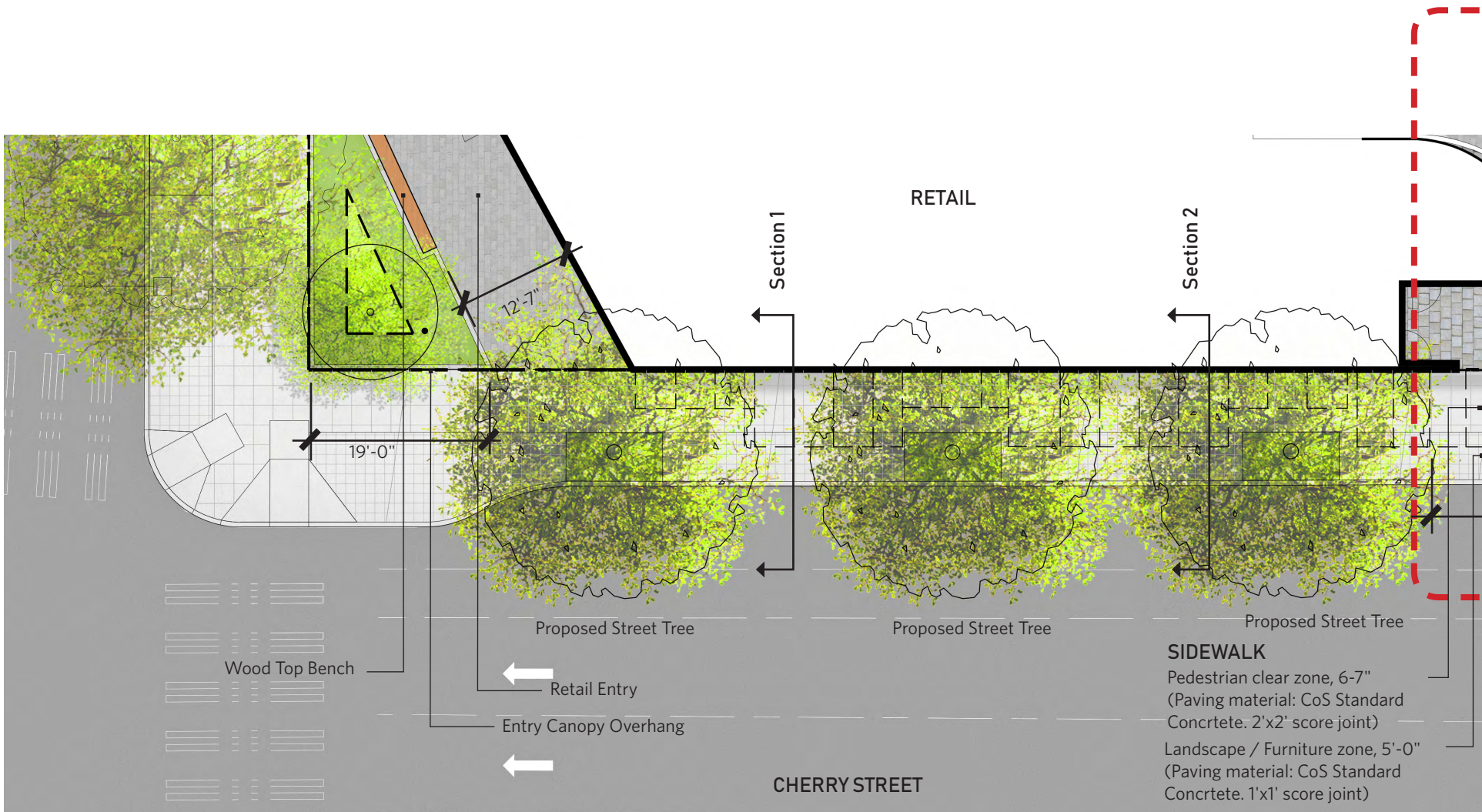
- Water Feature
- Bioretention Planter (OSM)



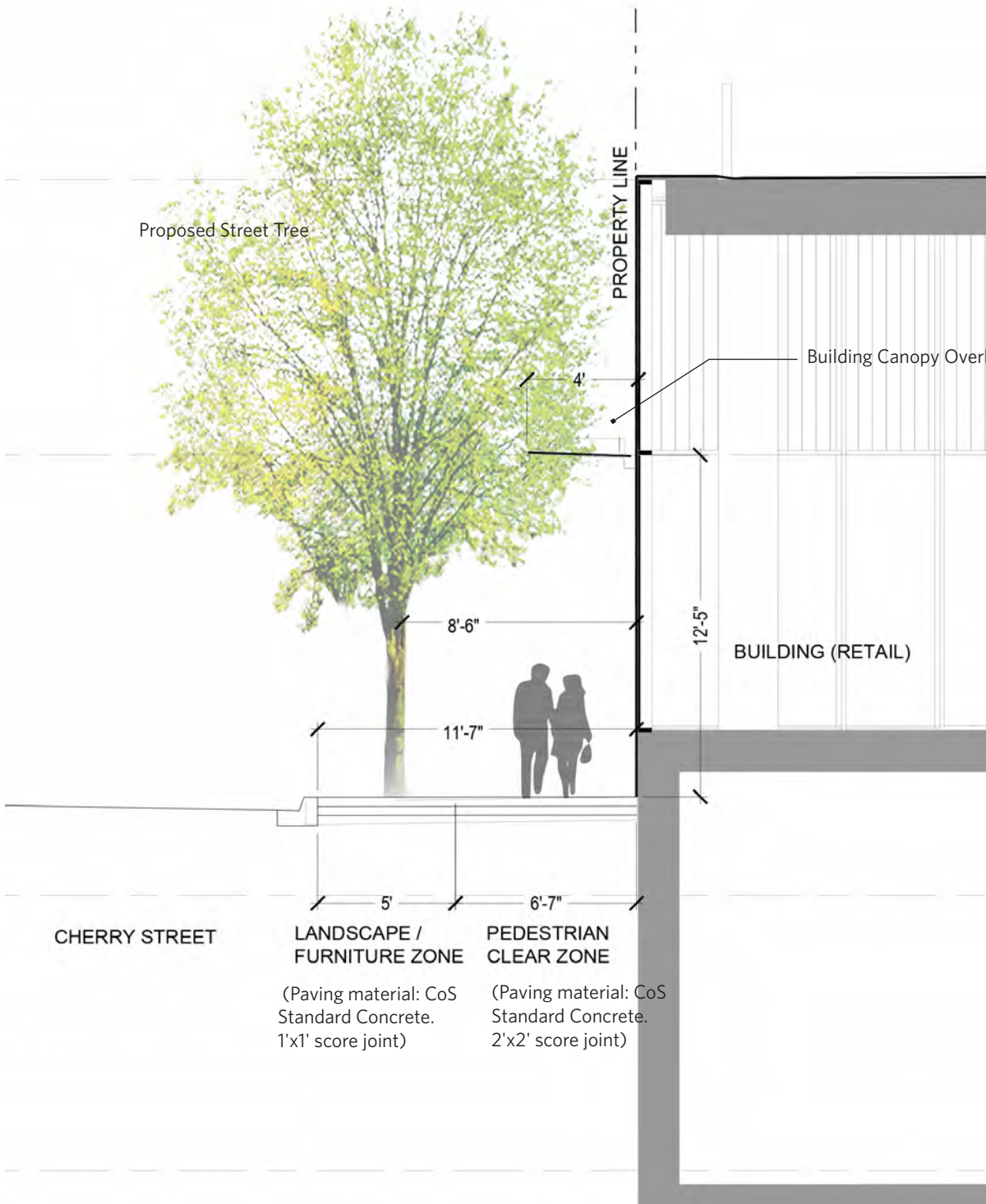
Wayfinding and Accessibility Diagram



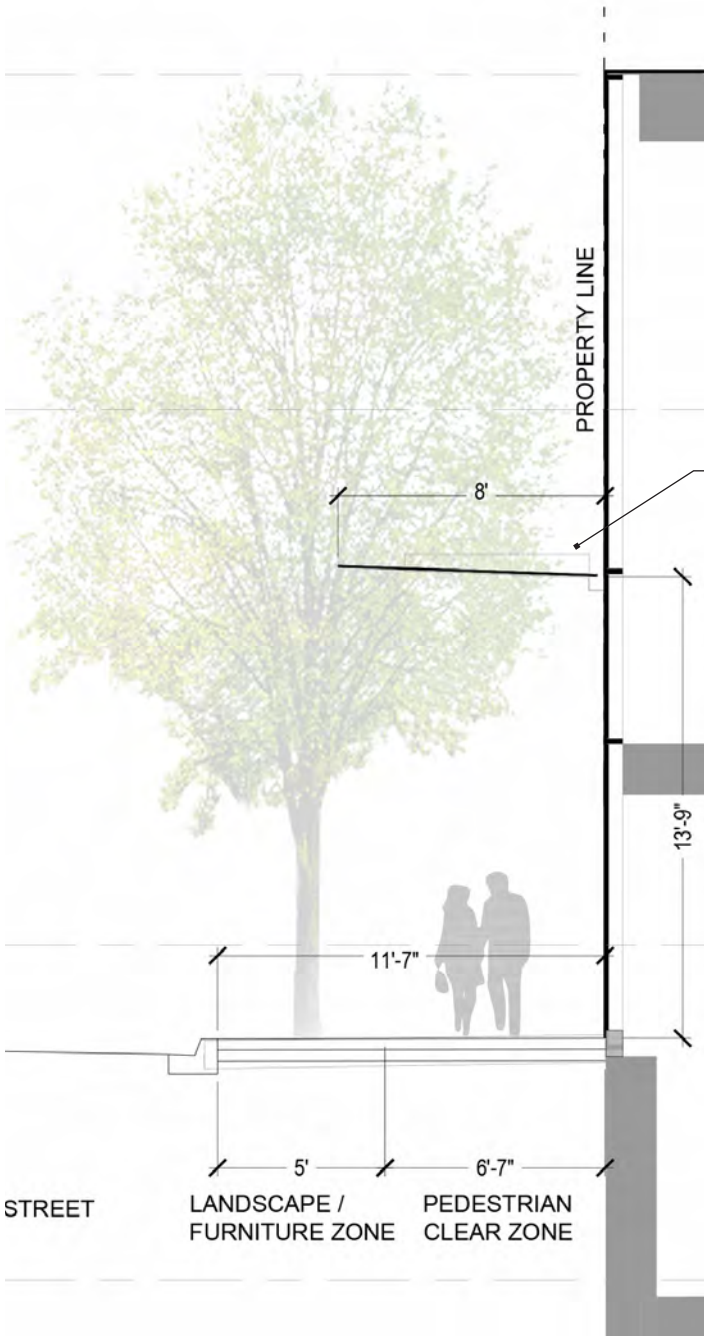




Cherry Street Enlargement Plan

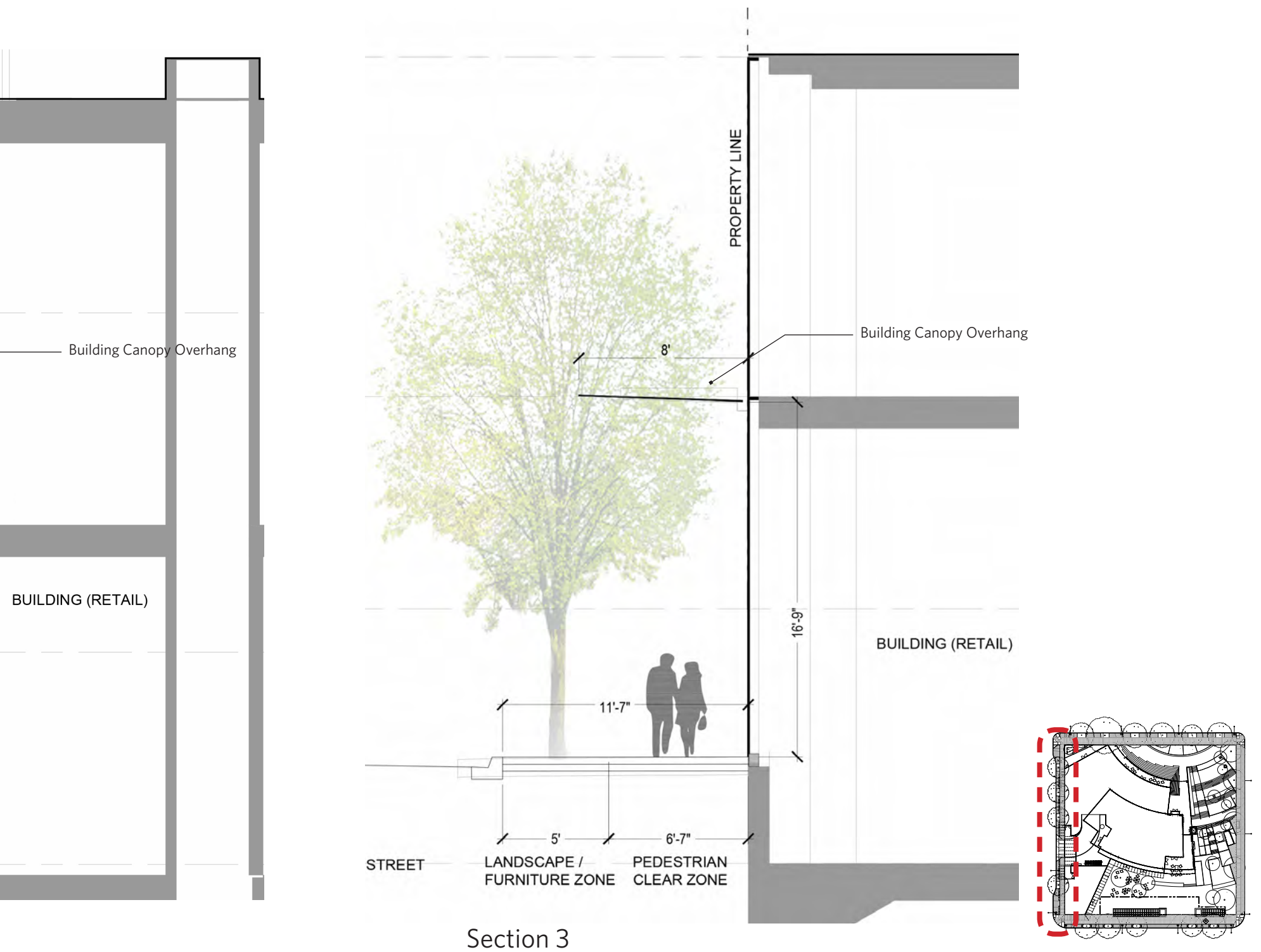


Cherry Street Section 1

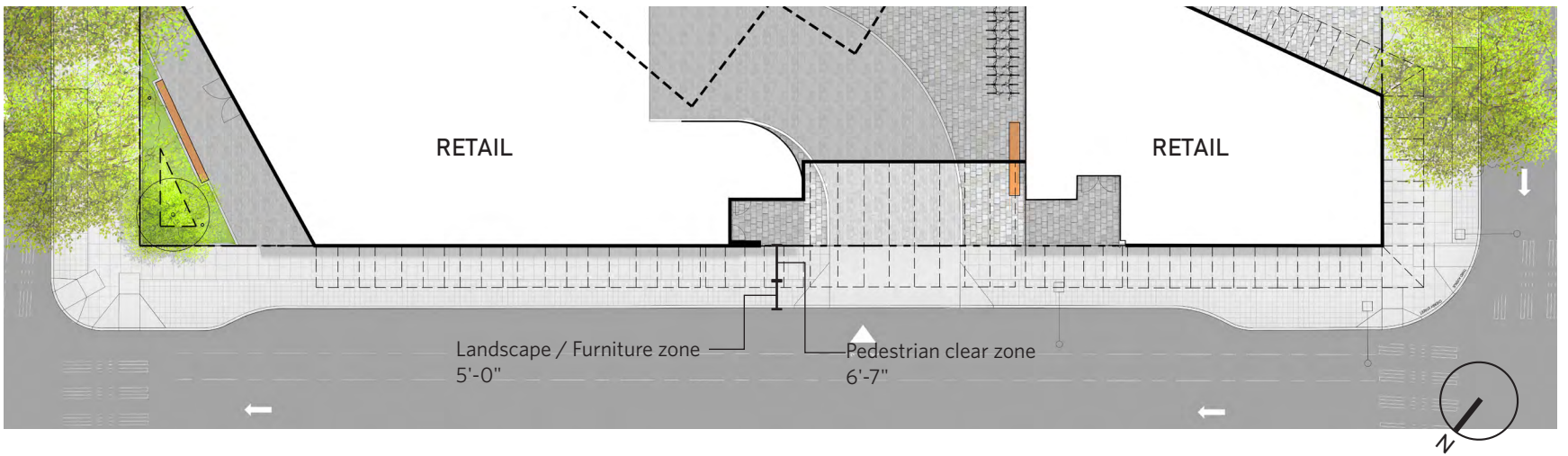


Section 2

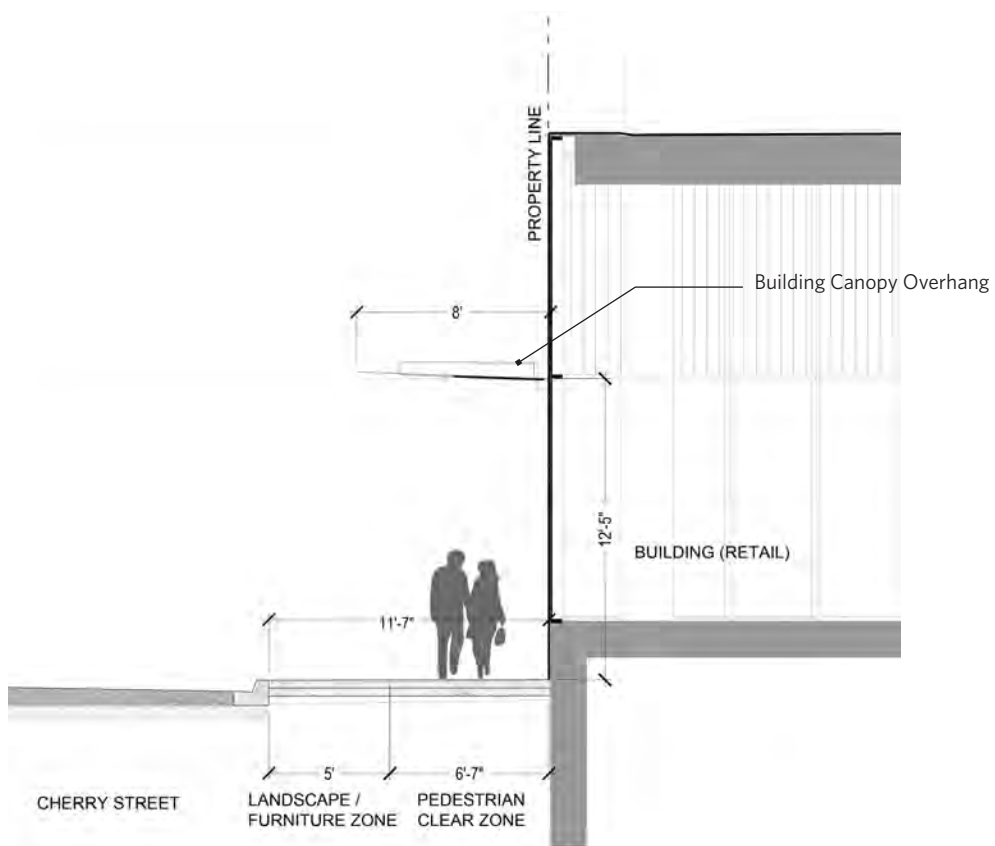






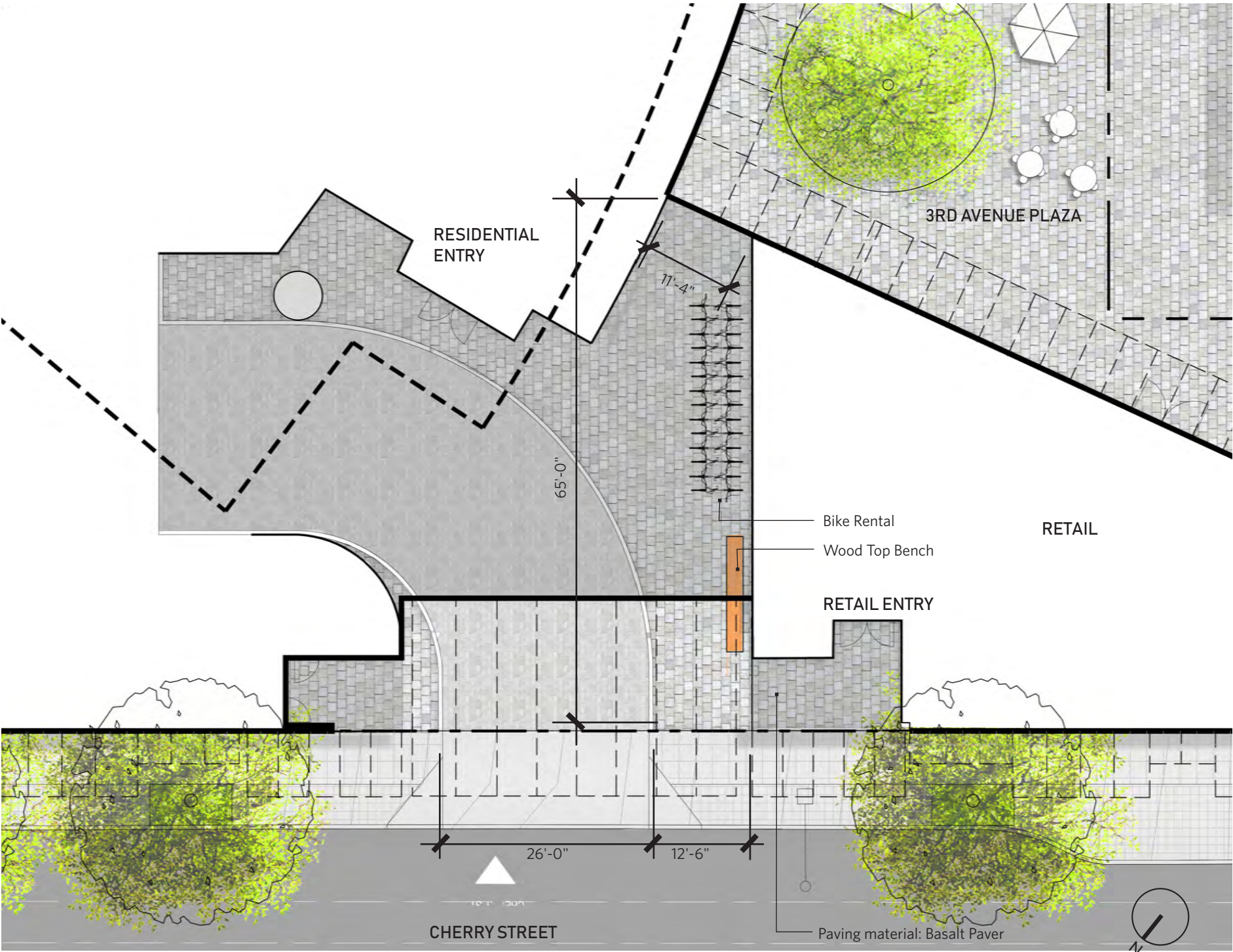


Cherry Street Alternative Plan : Without Street Trees



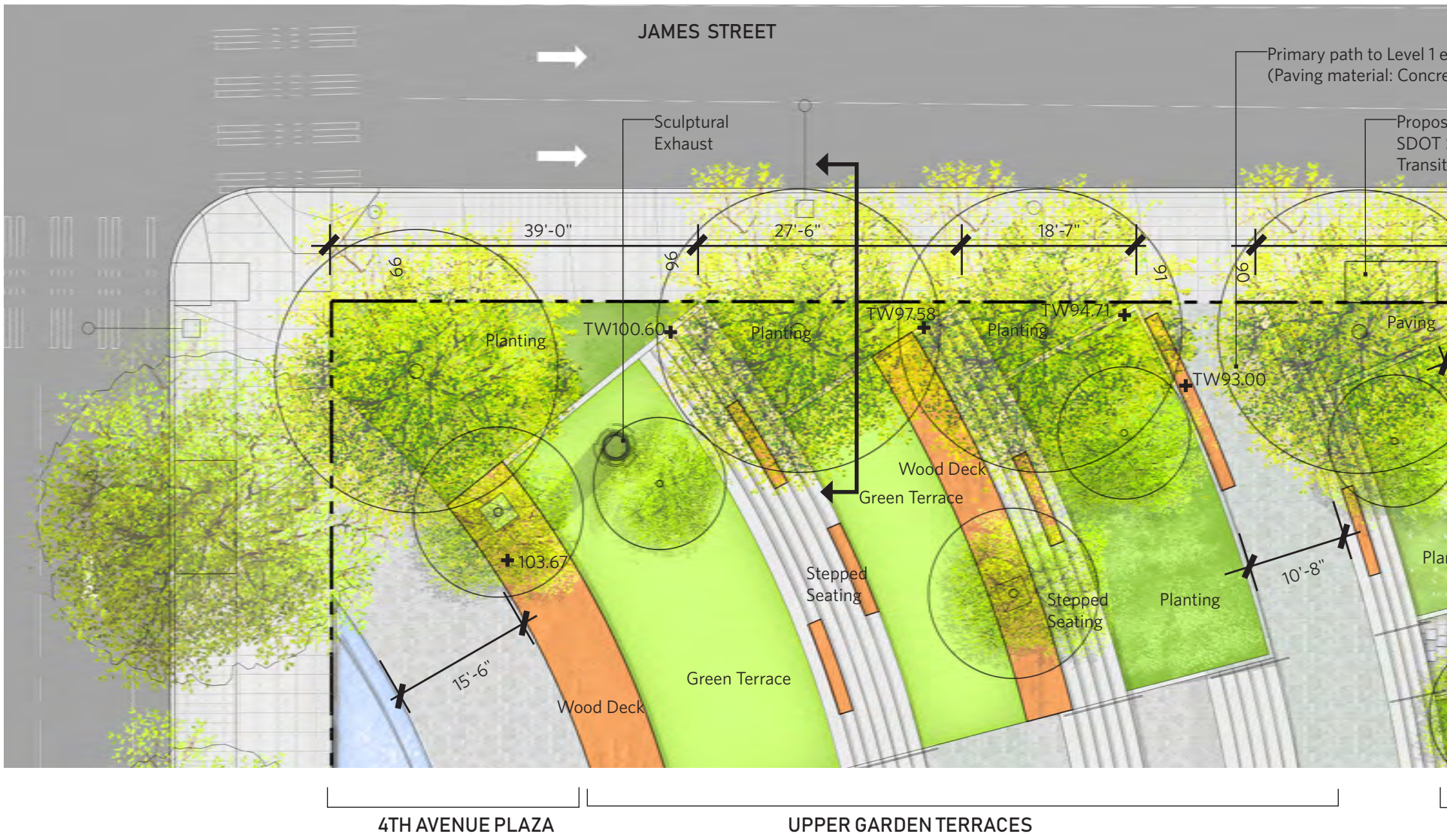
Cherry Street Alternate Section : Without Street Trees



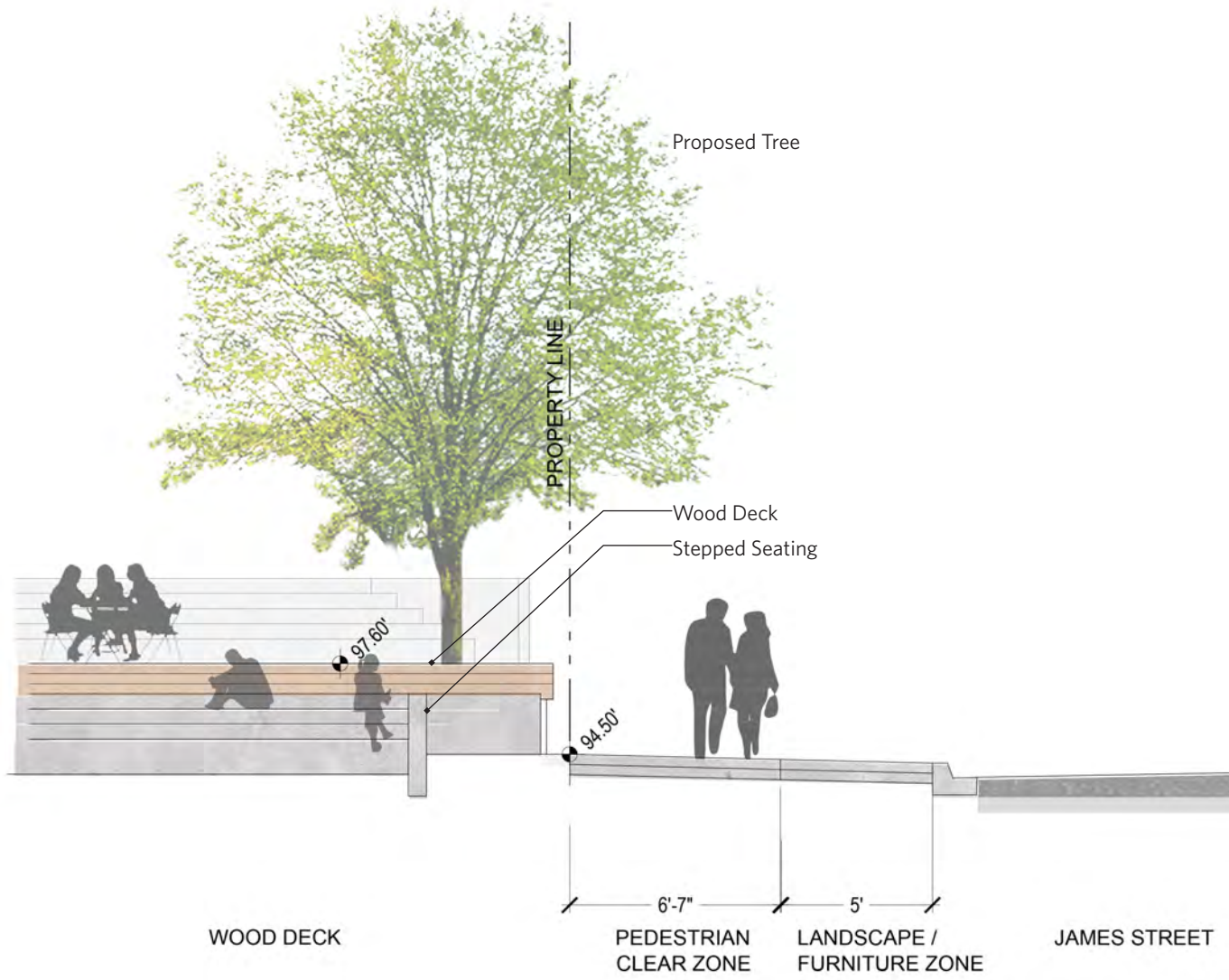


Cherry Street Vehicular and Pedestrian Access



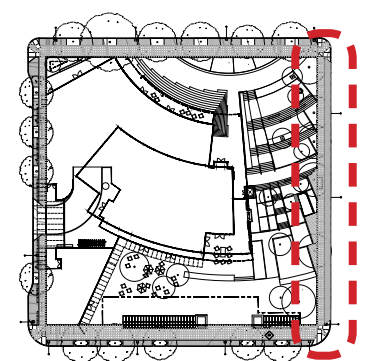
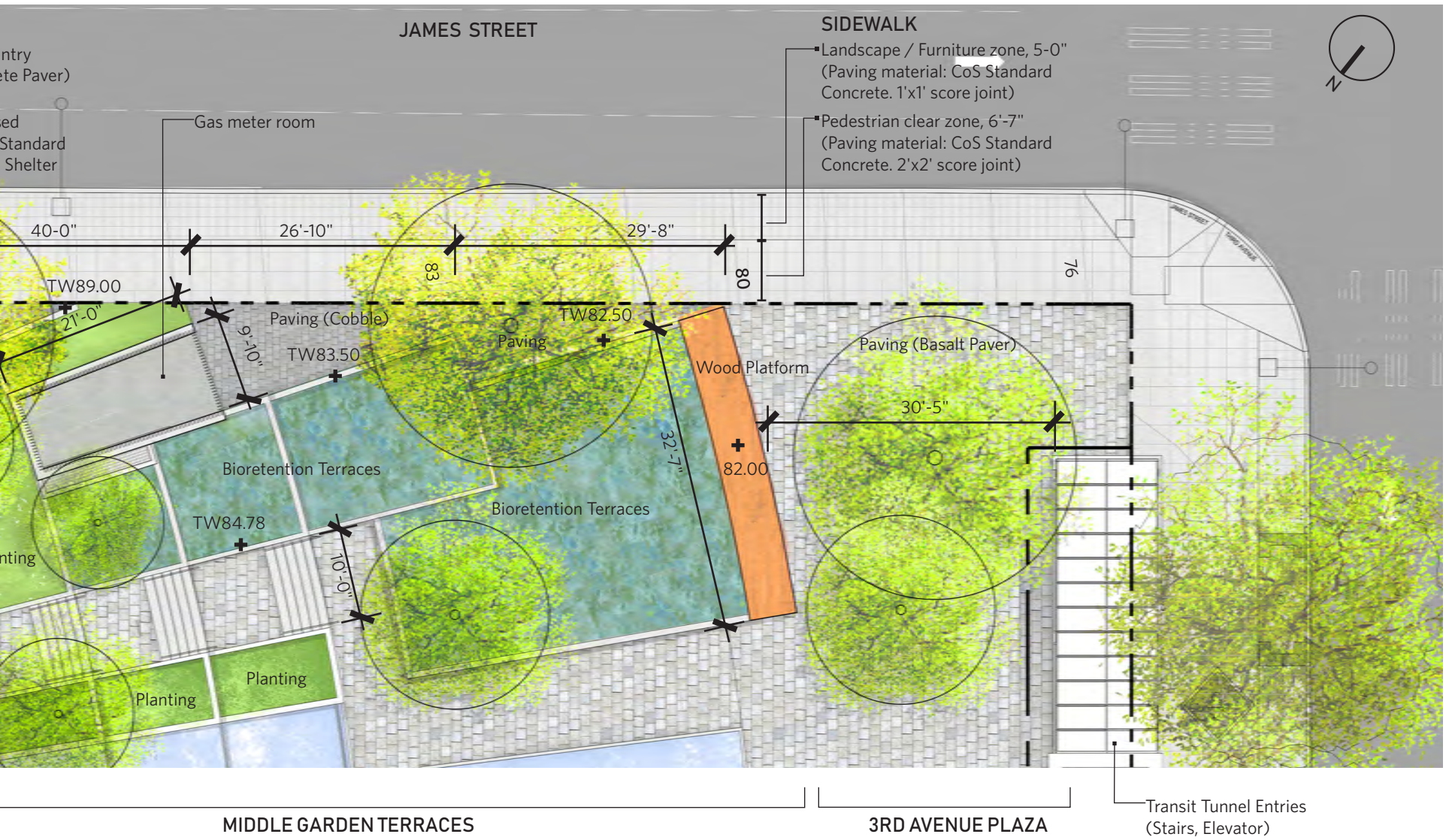


James Street Enlargement Plan

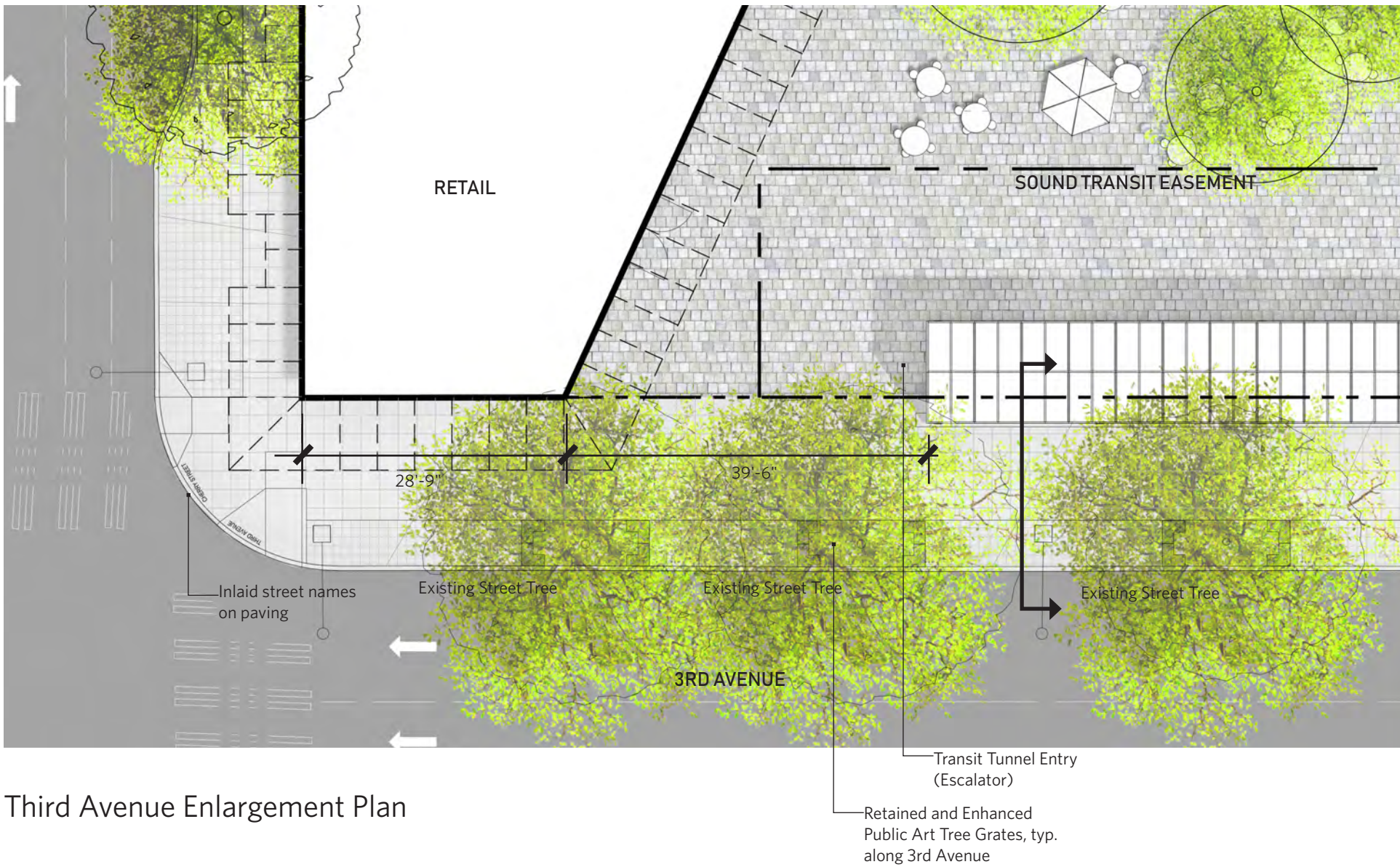


James Street Section

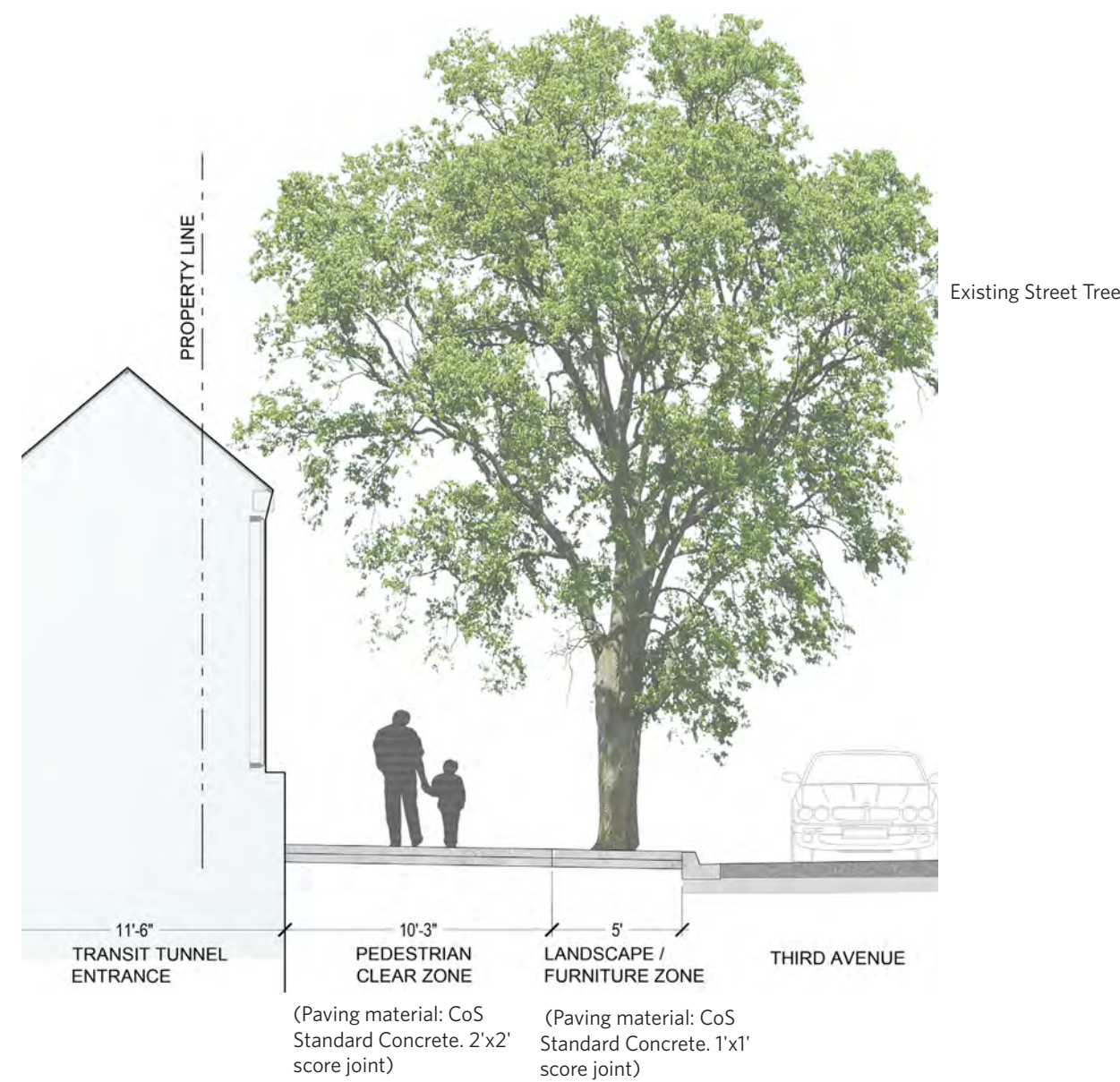






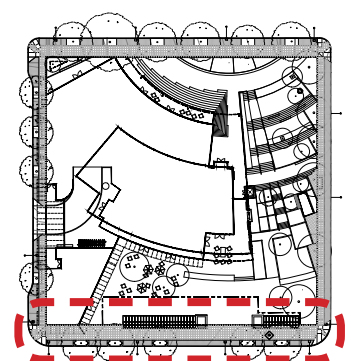


Third Avenue Enlargement Plan

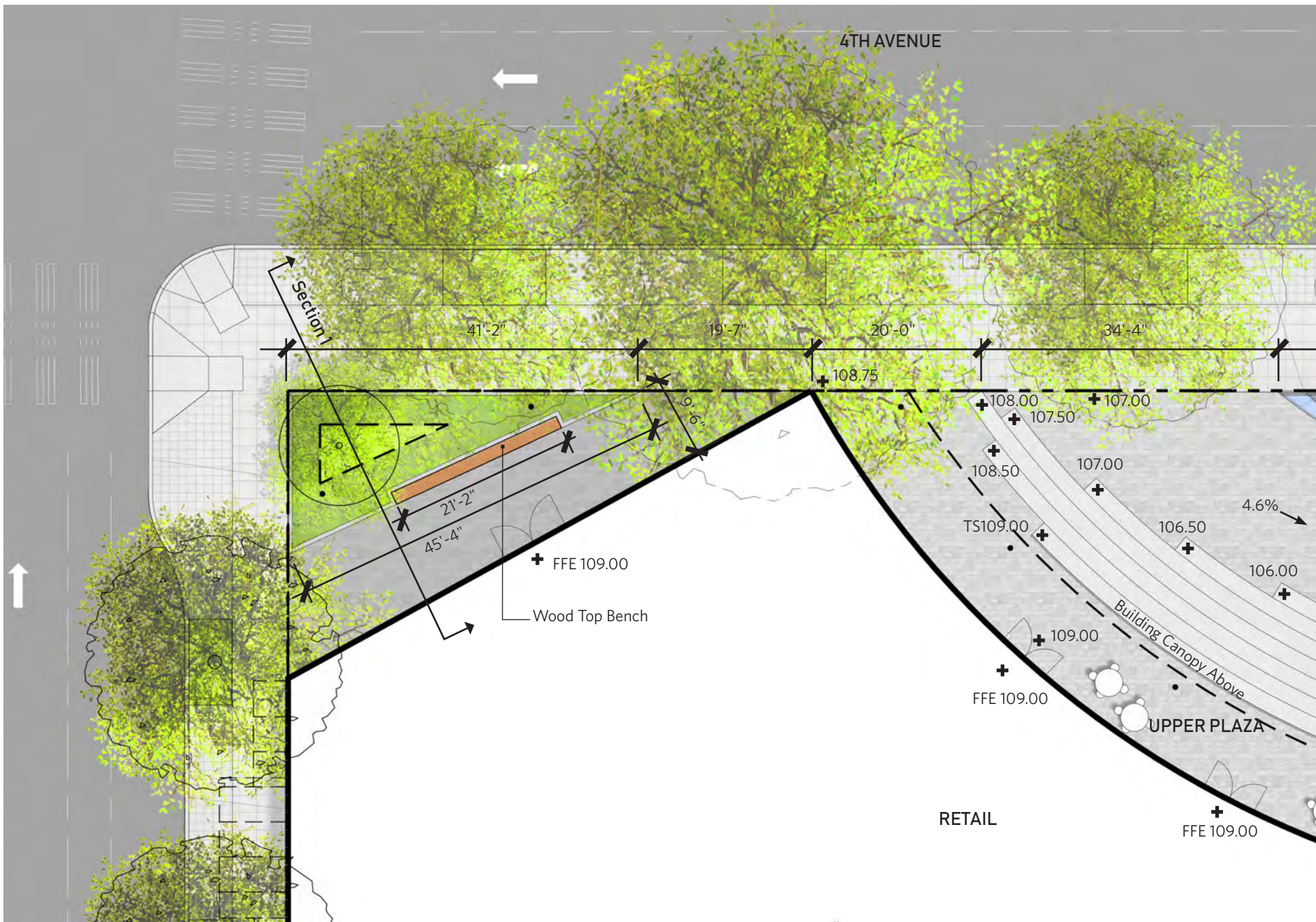


Third Avenue Section

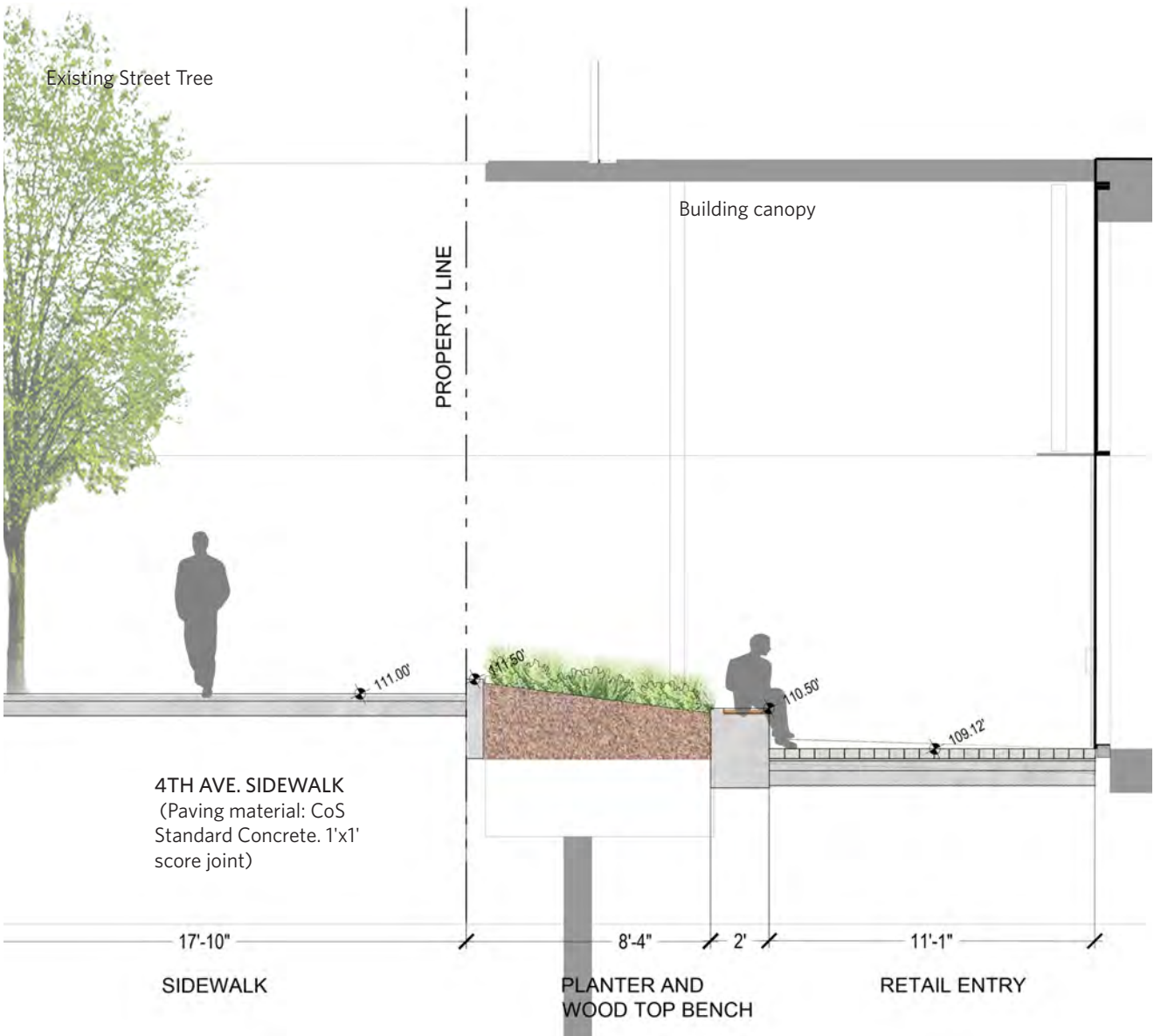






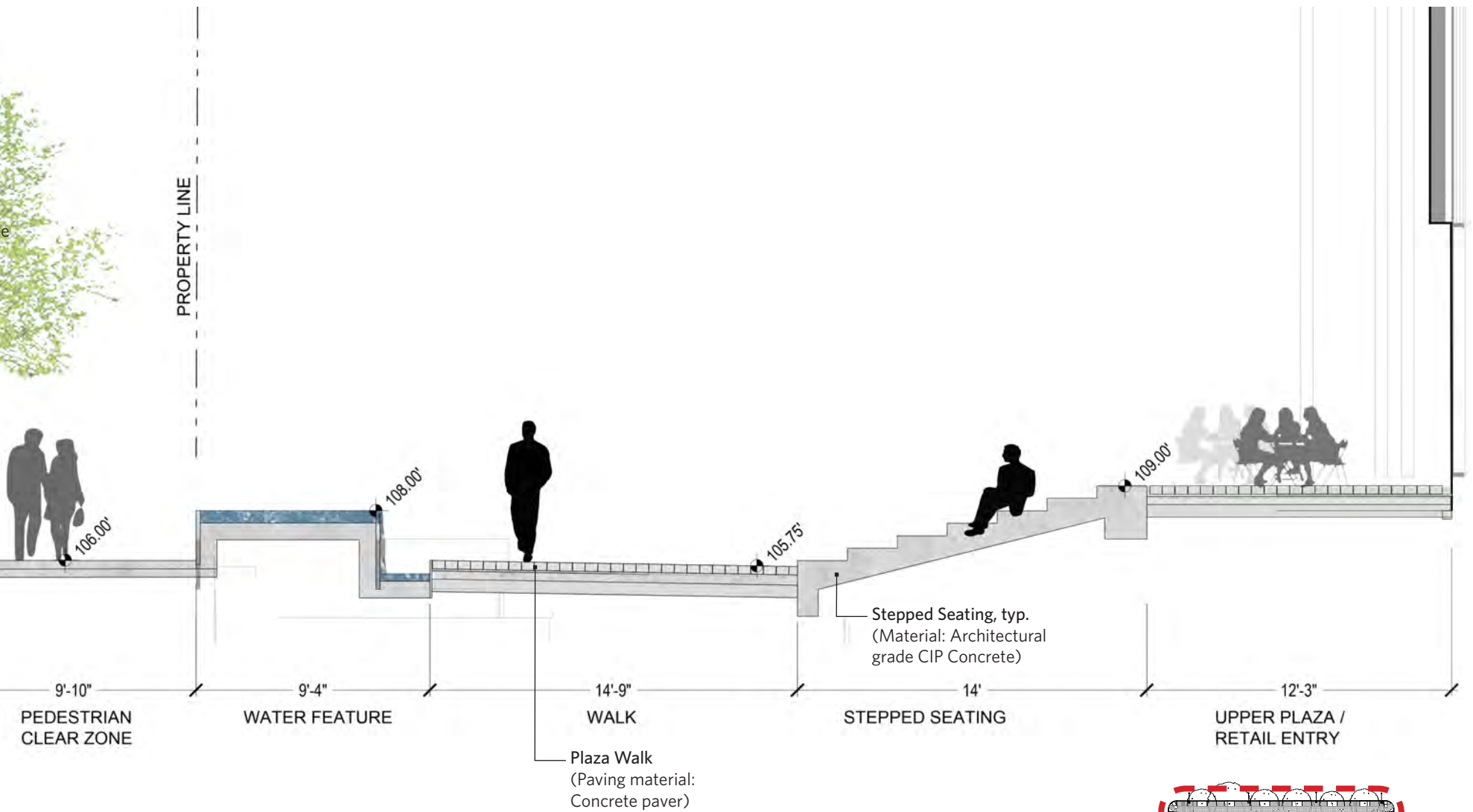
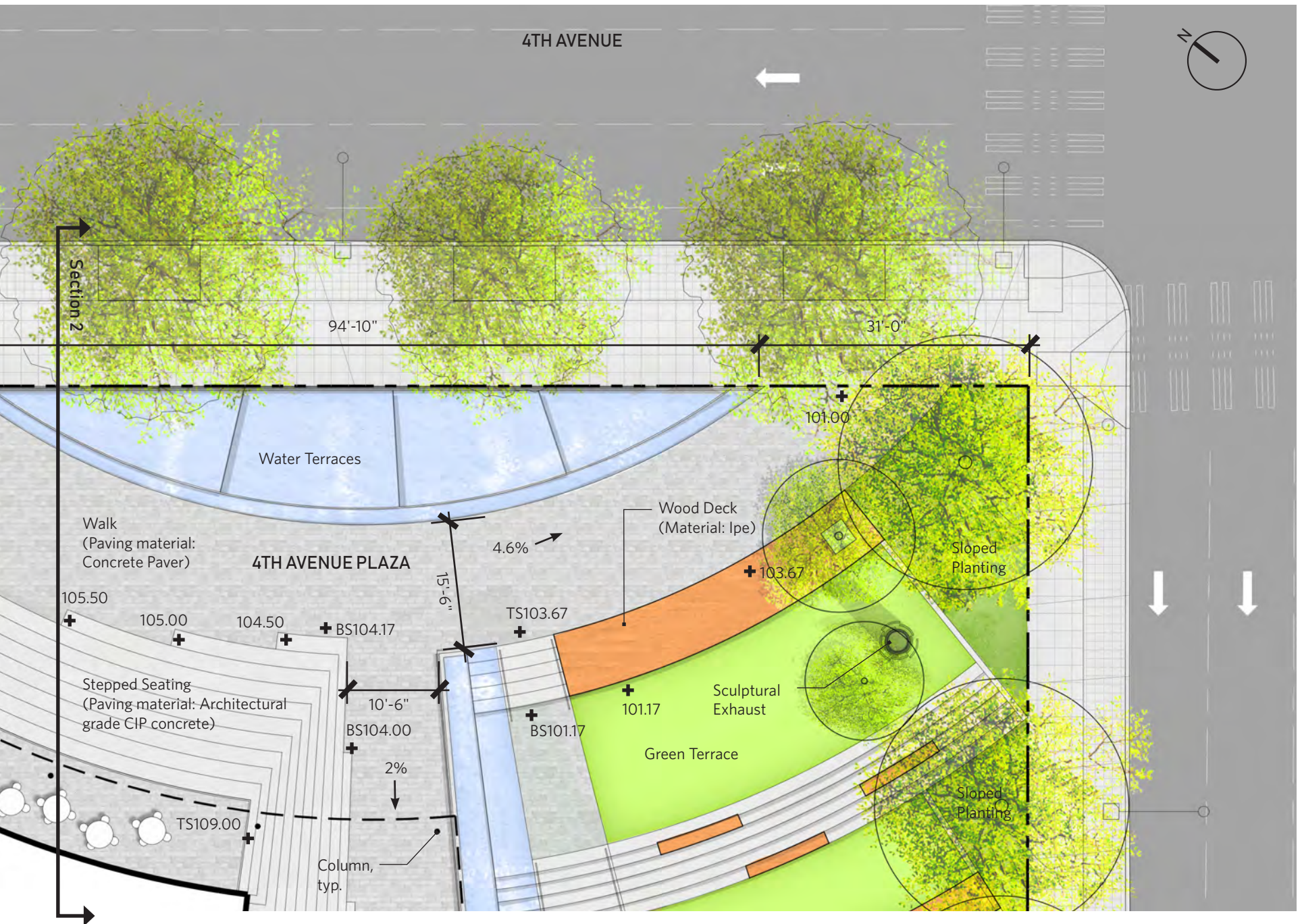


4th Avenue Enlargement Plan

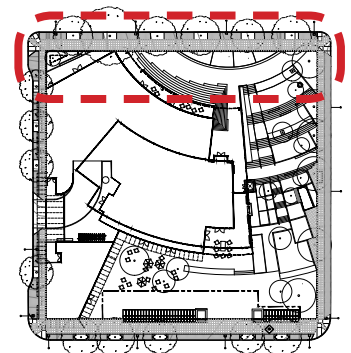


4th Avenue Section 1

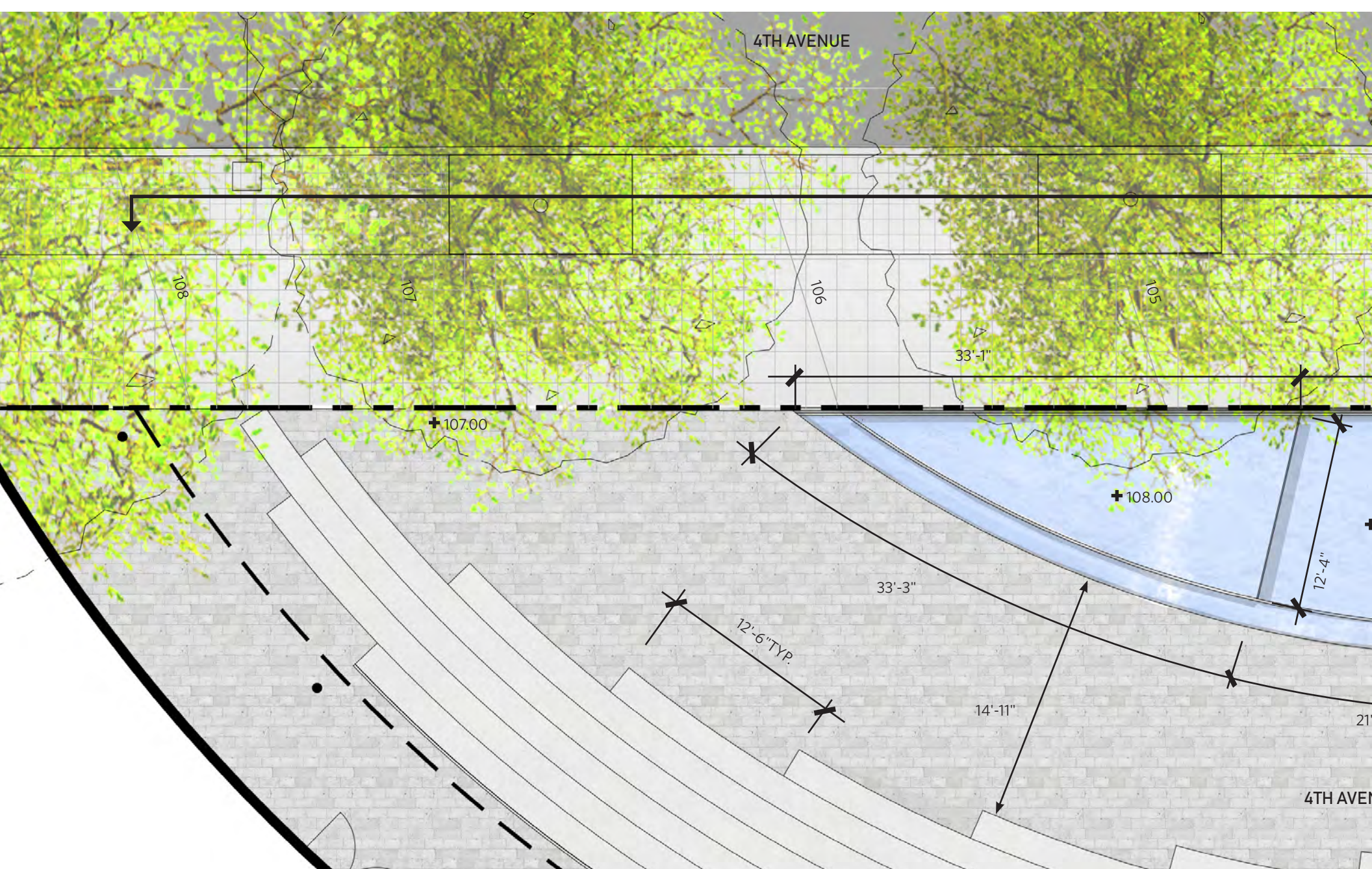




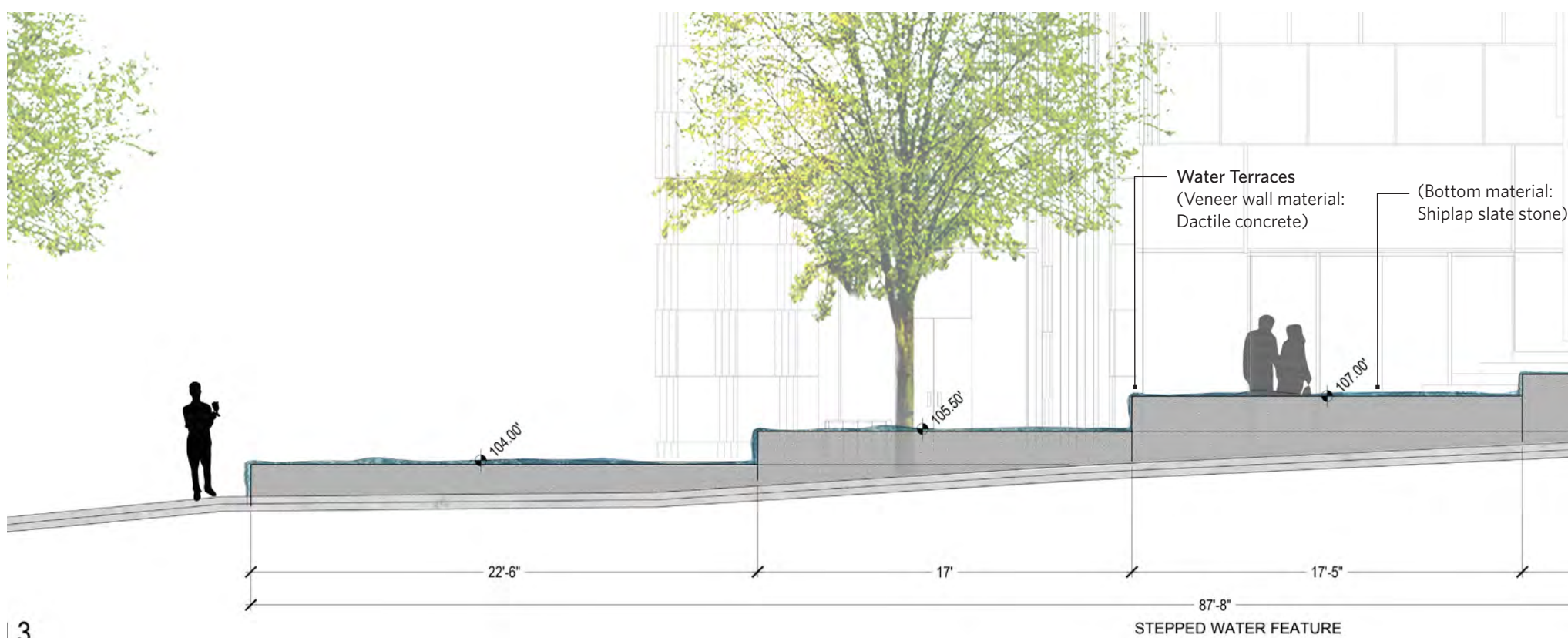
Fourth Avenue Plaza Section 2







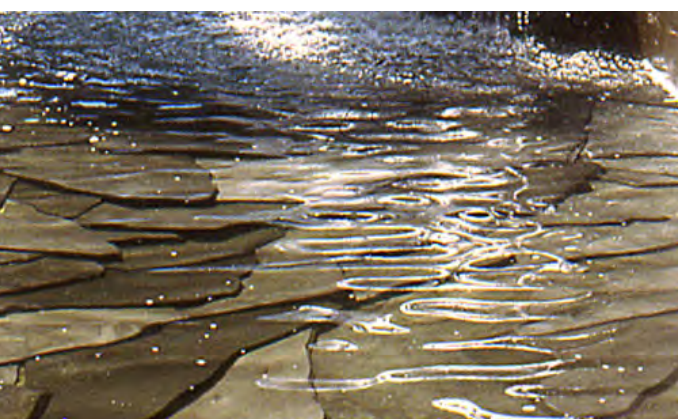
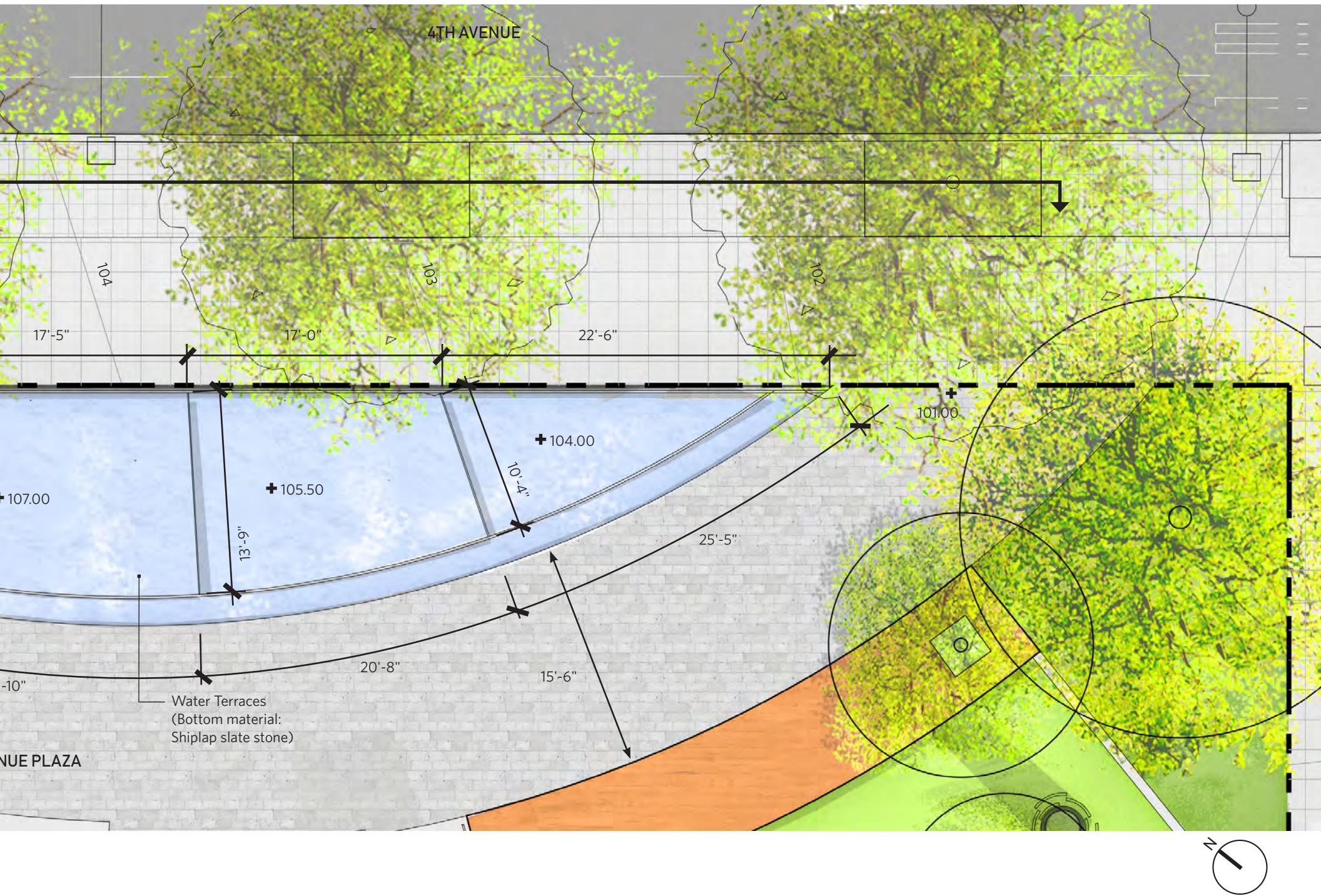
4th Avenue Plaza Water Feature Enlargement Plan



Upper Terrace Water Feature Elevation



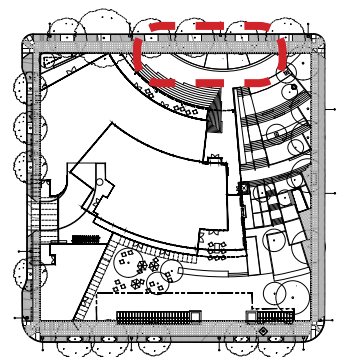




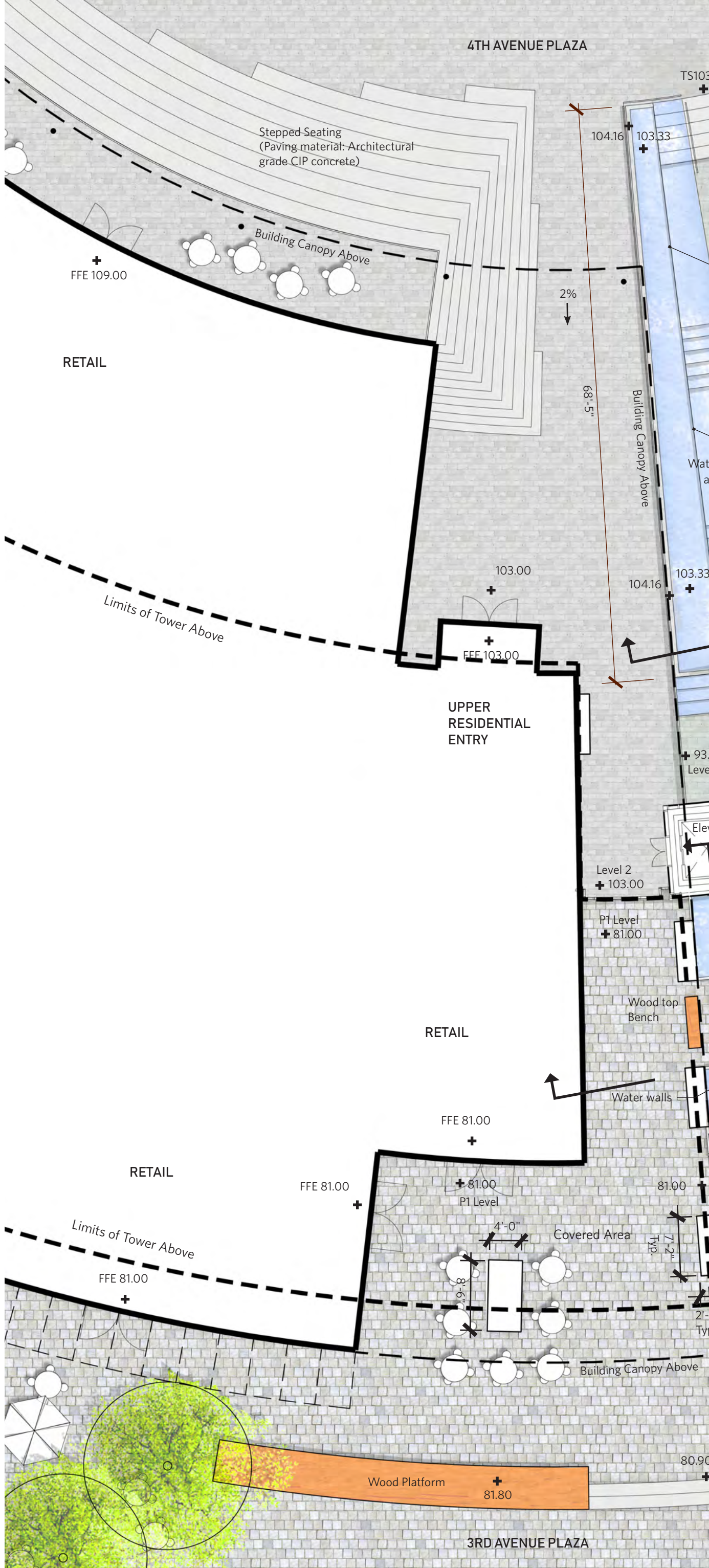
Shiplapped Slate on Water Feature Bottom for Winter Effect



Image of Water Terraces







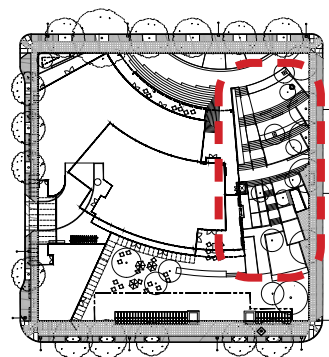
James Street Garden Terraces Enlargement Plan



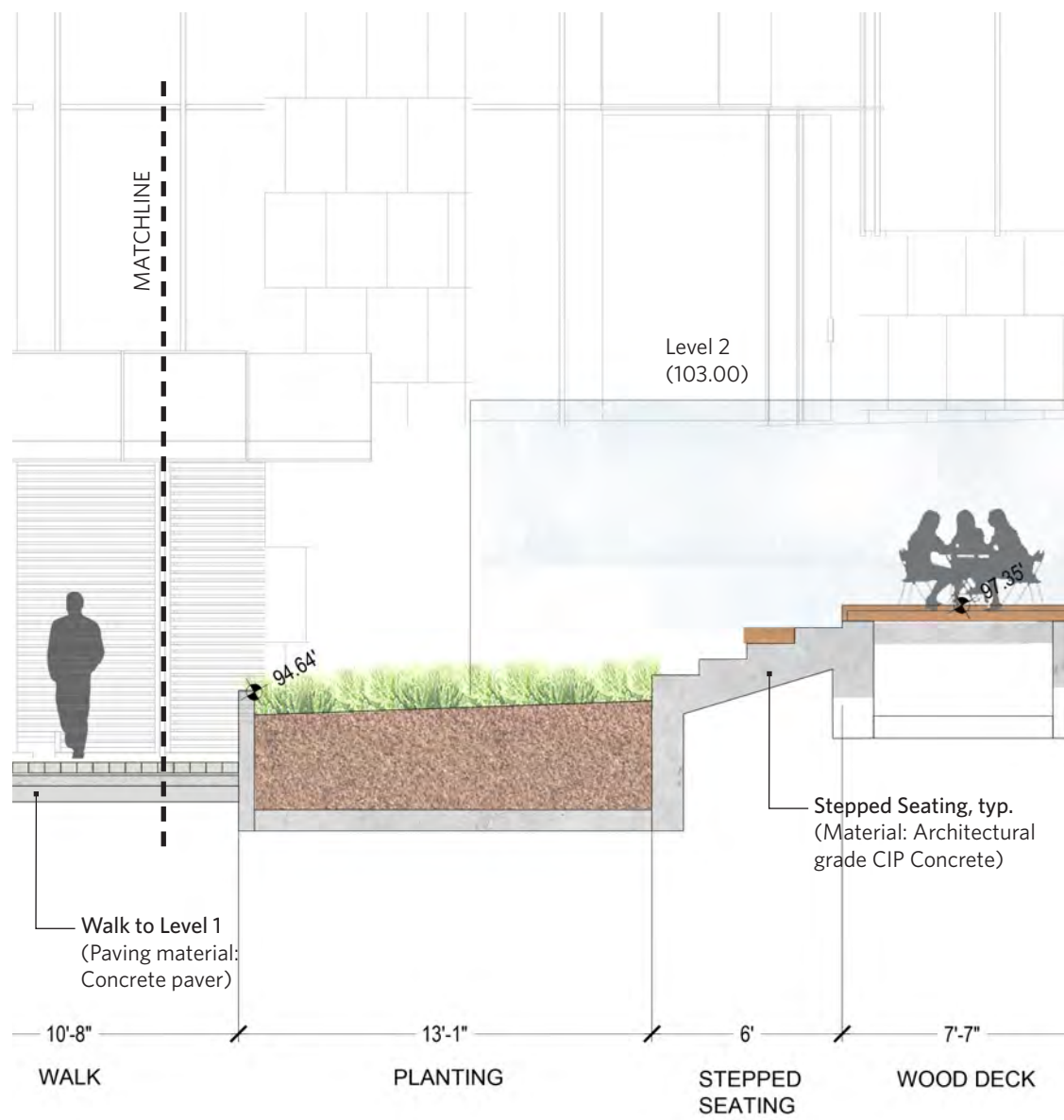


UPPER GARDEN TERRACES

MIDDLE GARDEN TERRACES





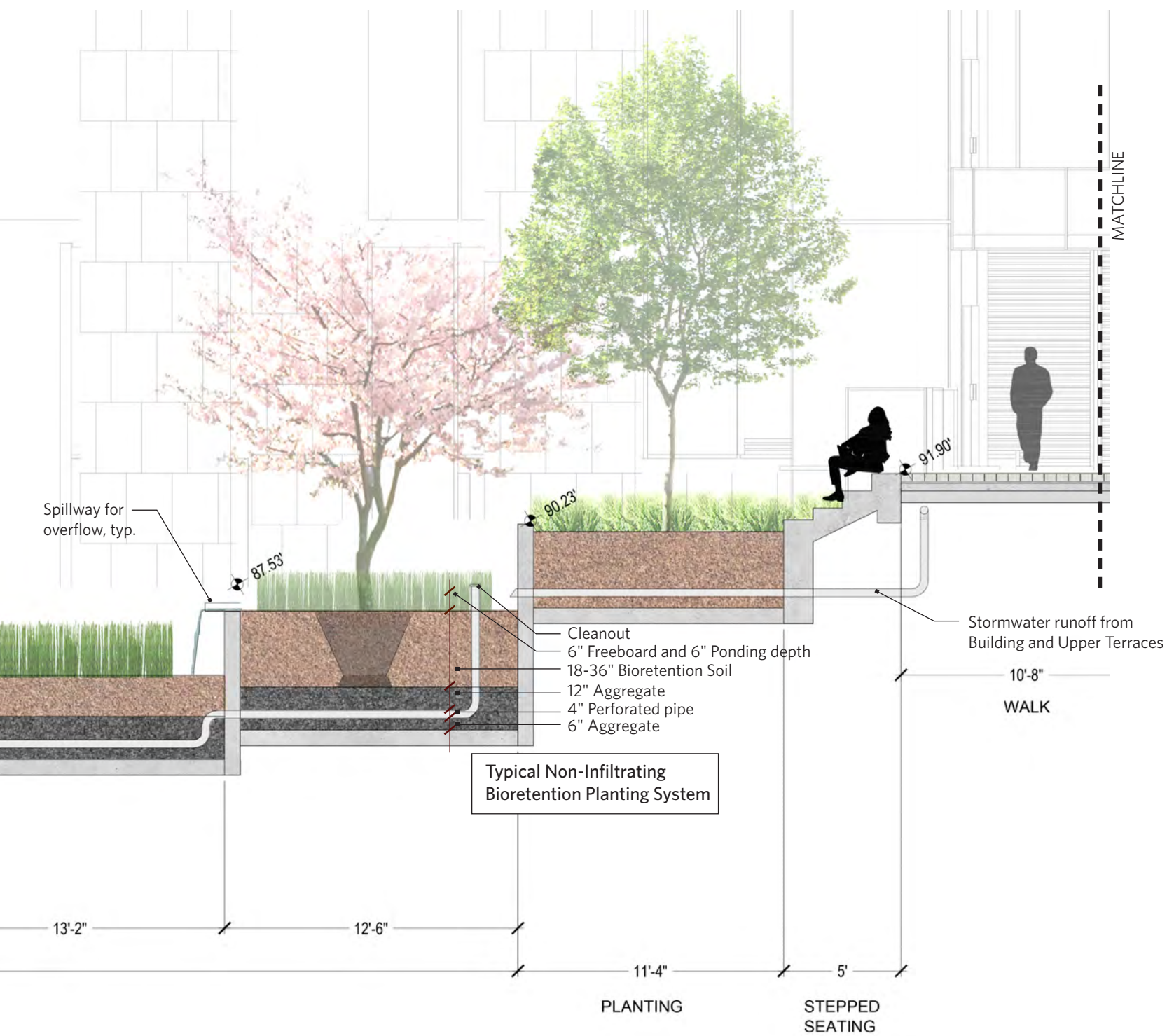
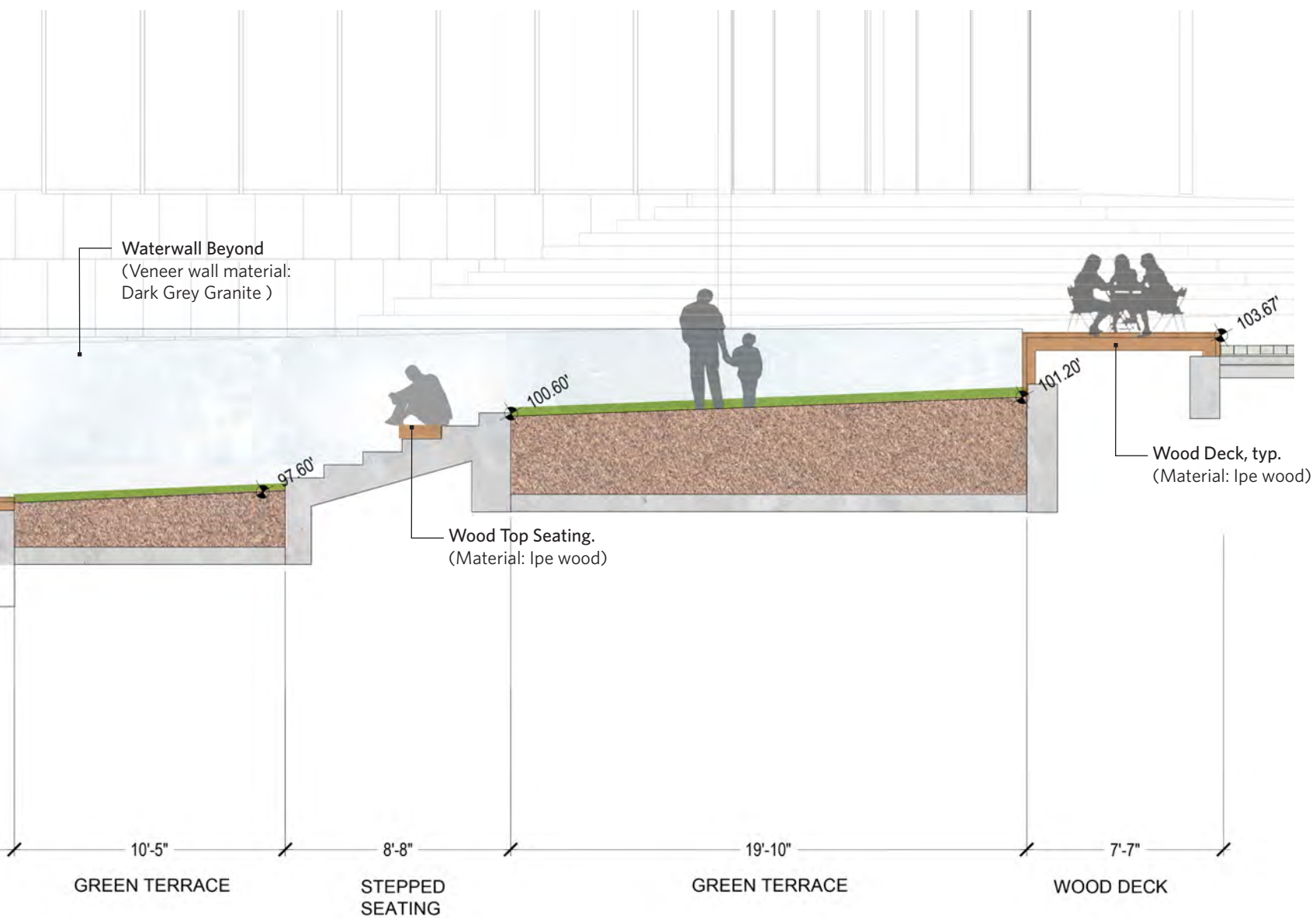


Section 1 - Part 1

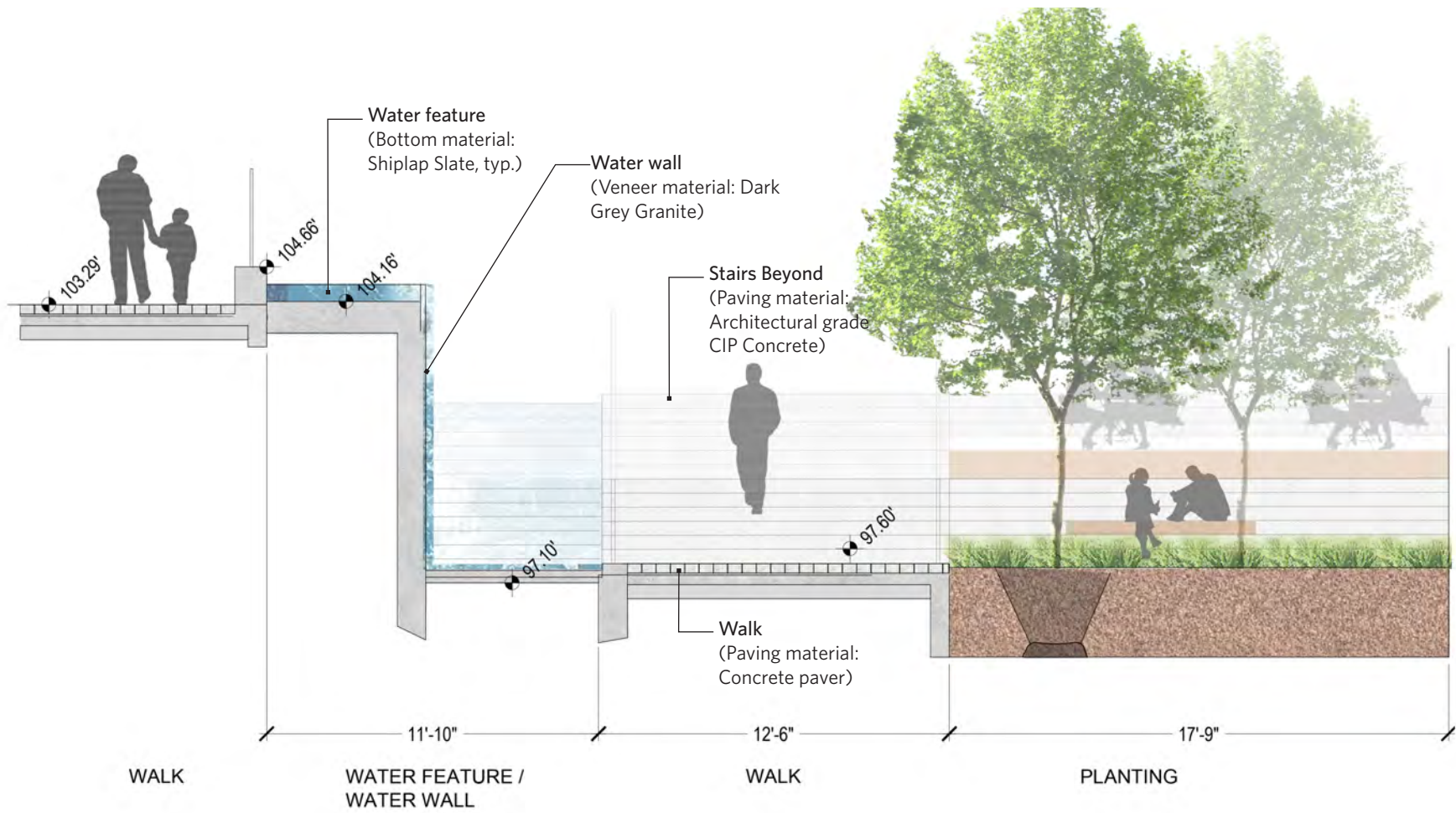


Section 1 - Part 2

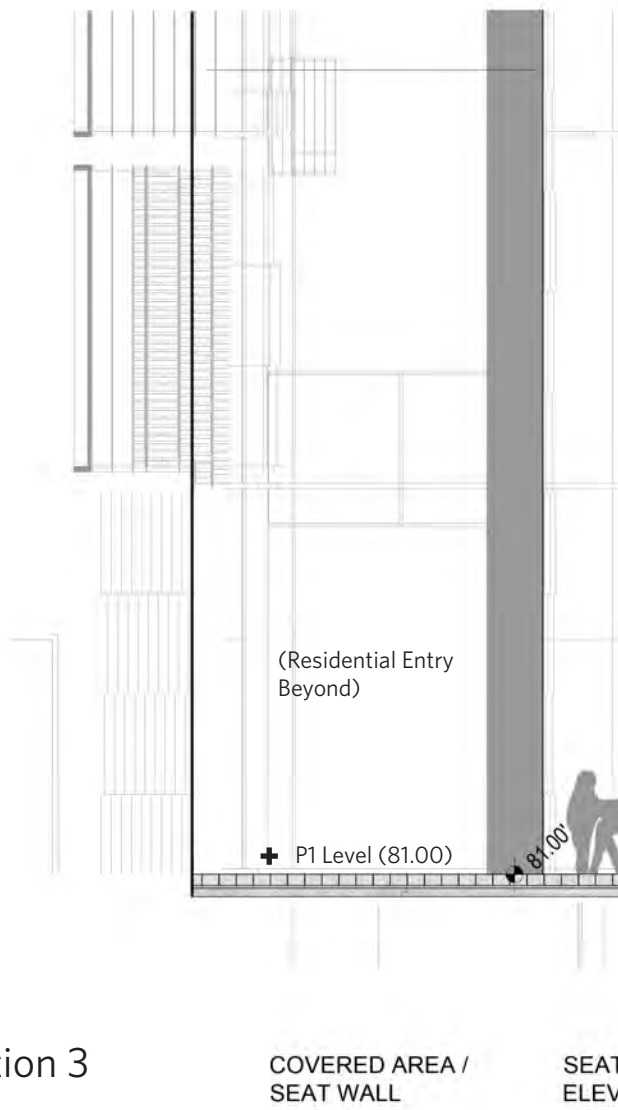




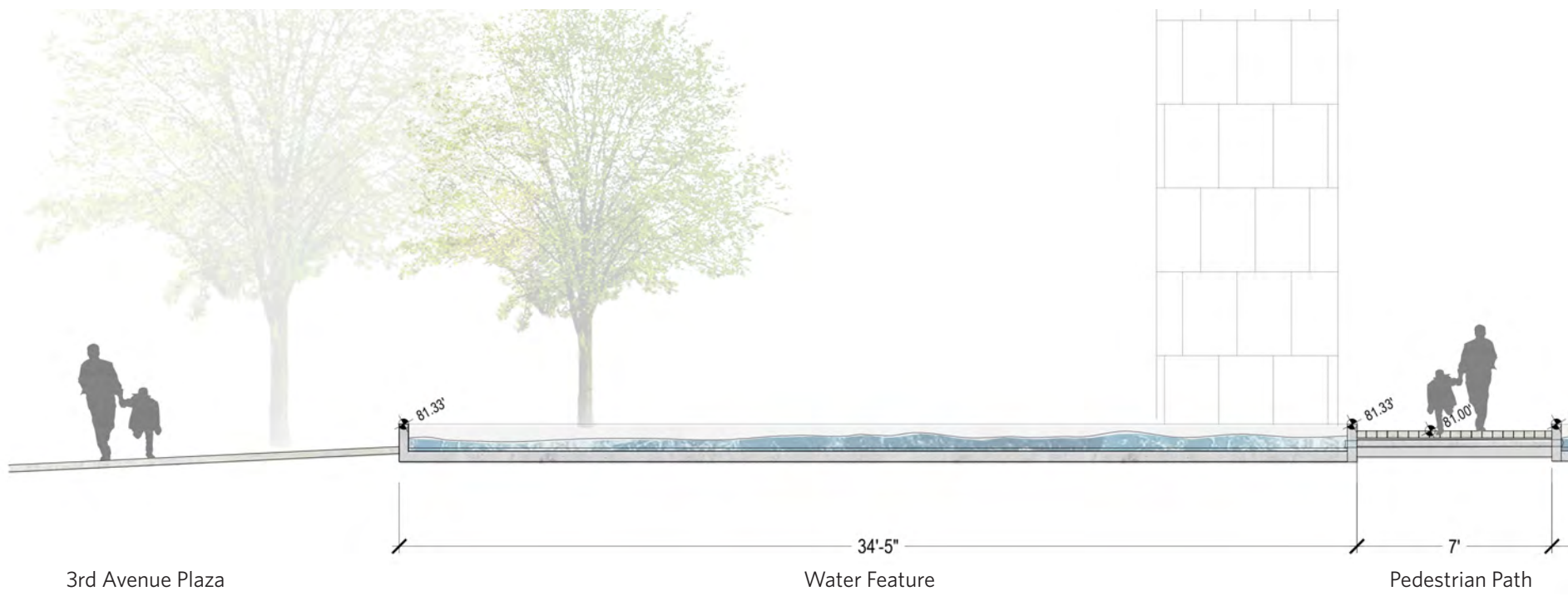




Section 2

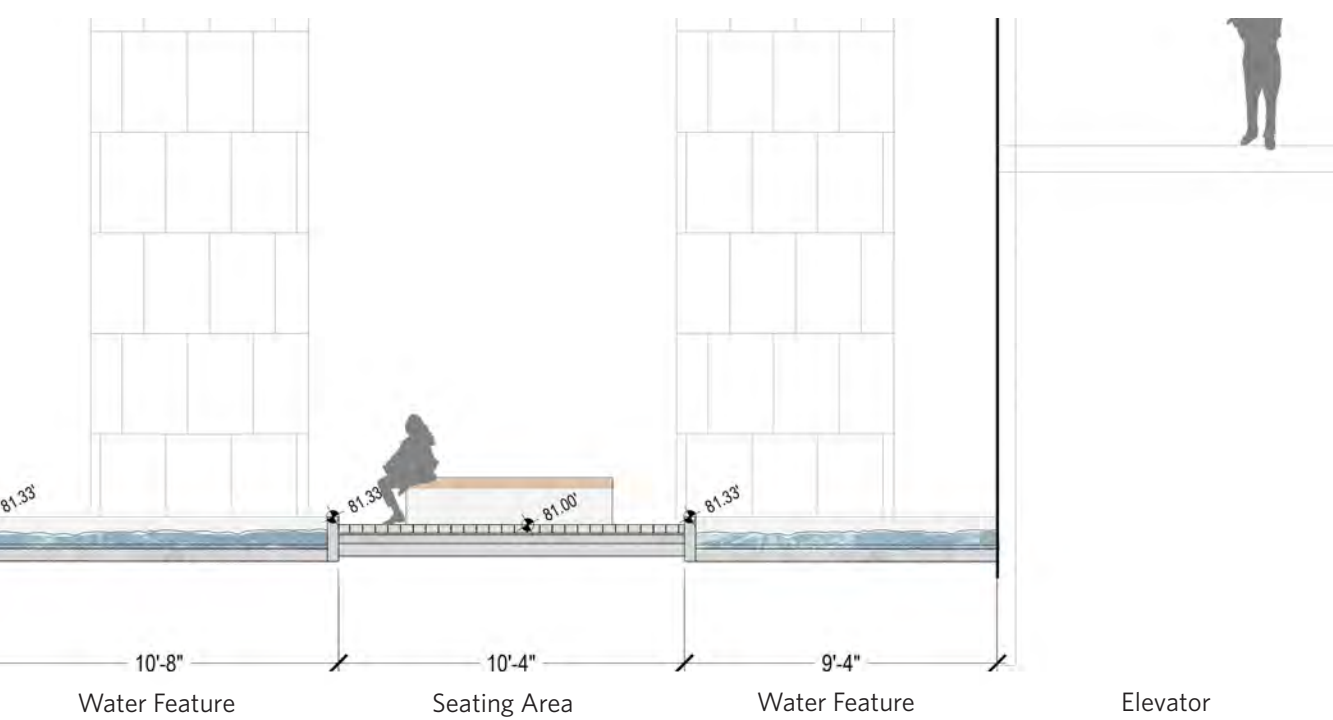
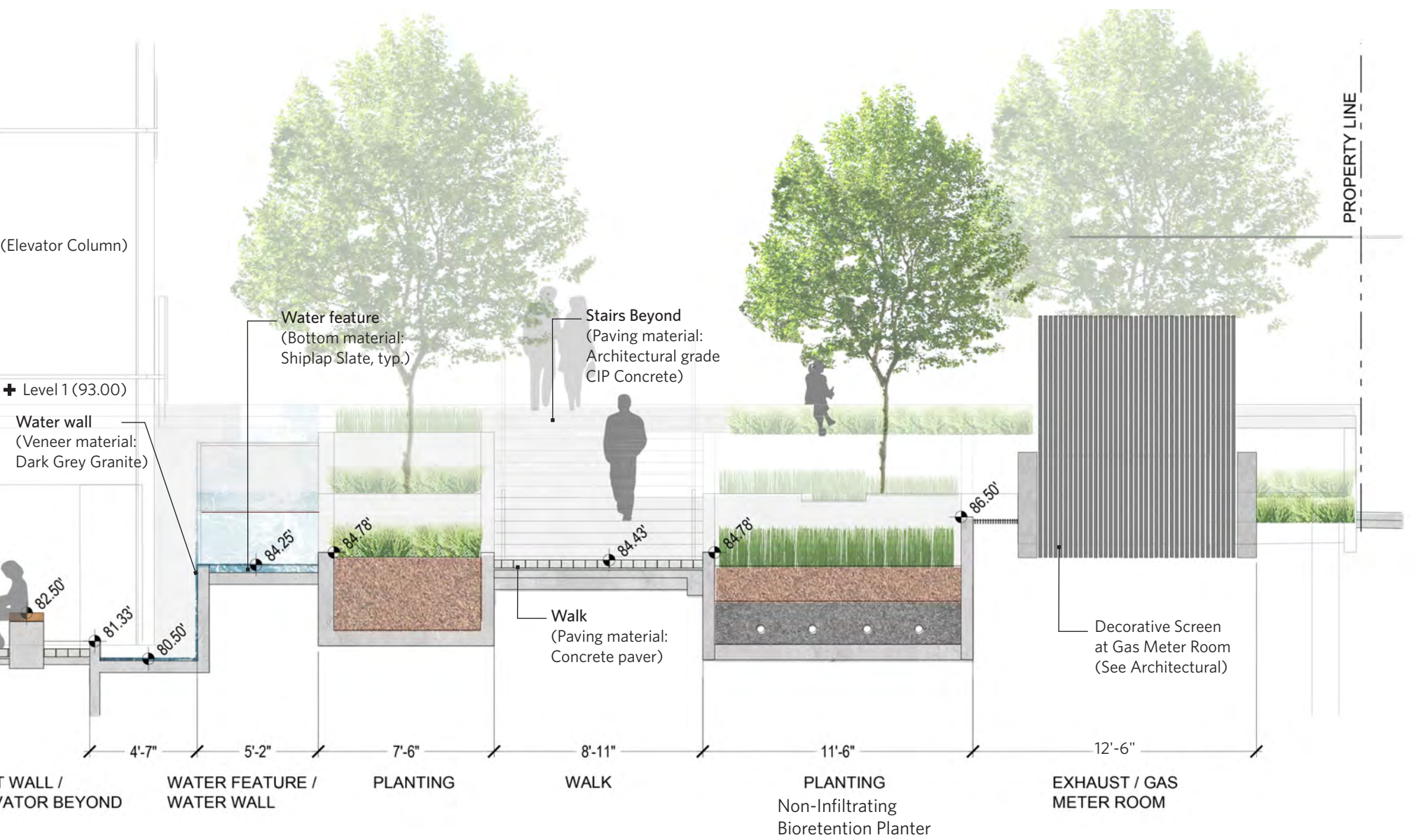


Section 3

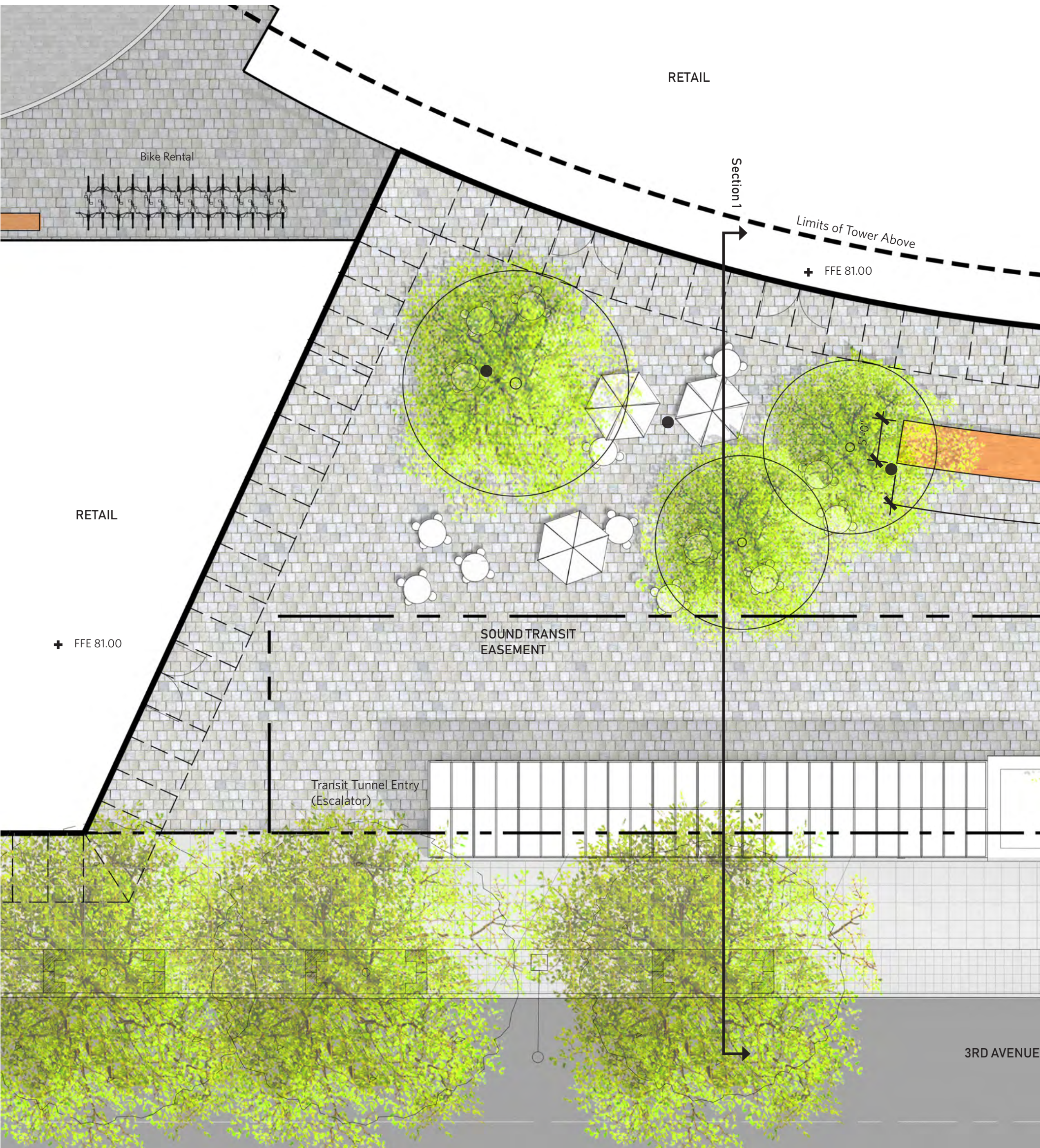


Section 4







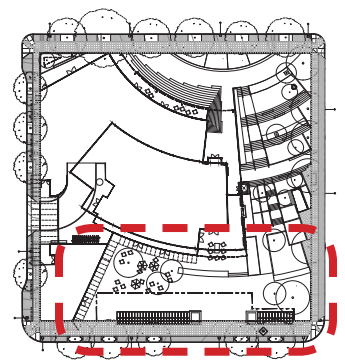


3rd Avenue Plaza Enlargement Plan

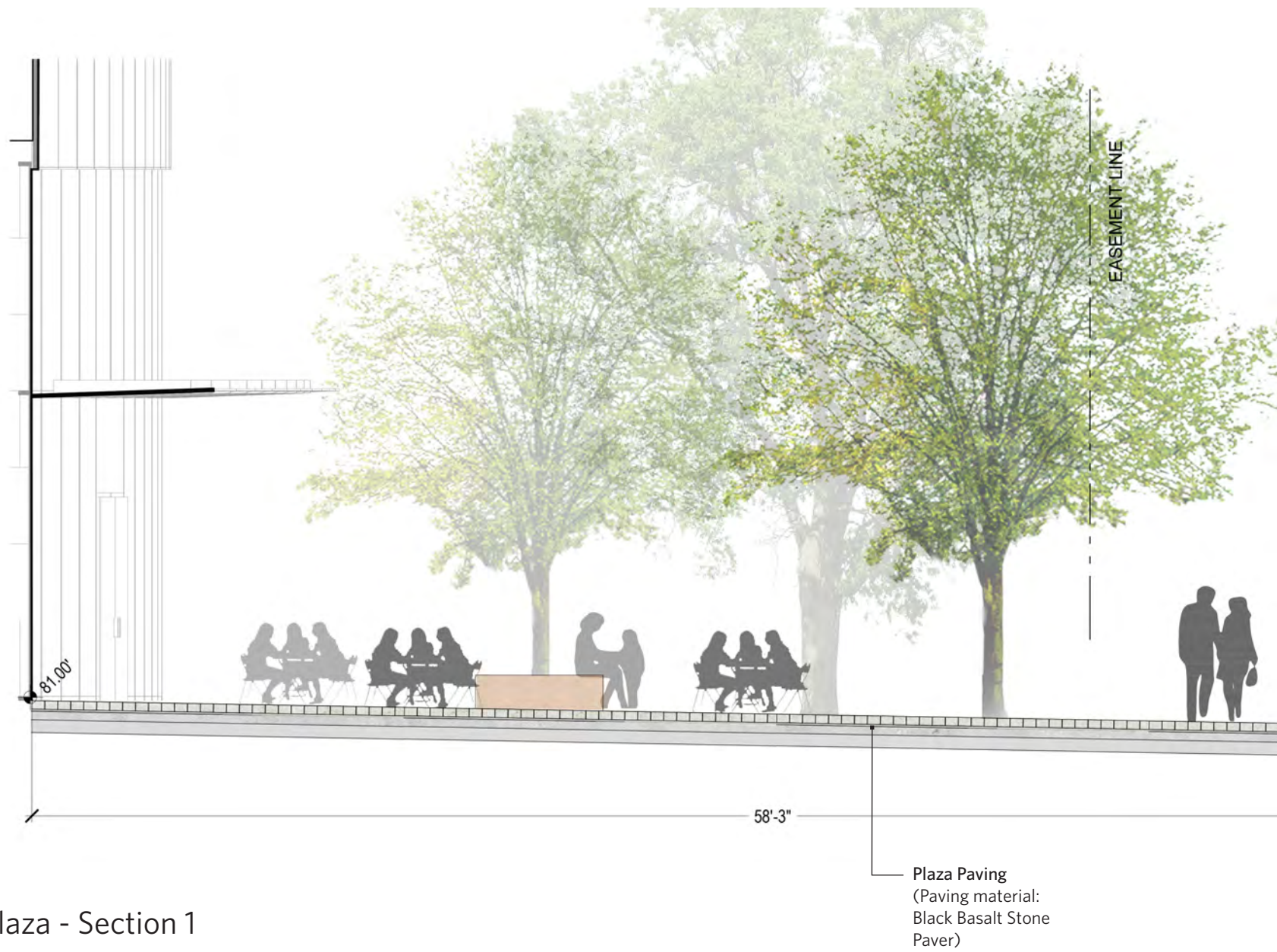




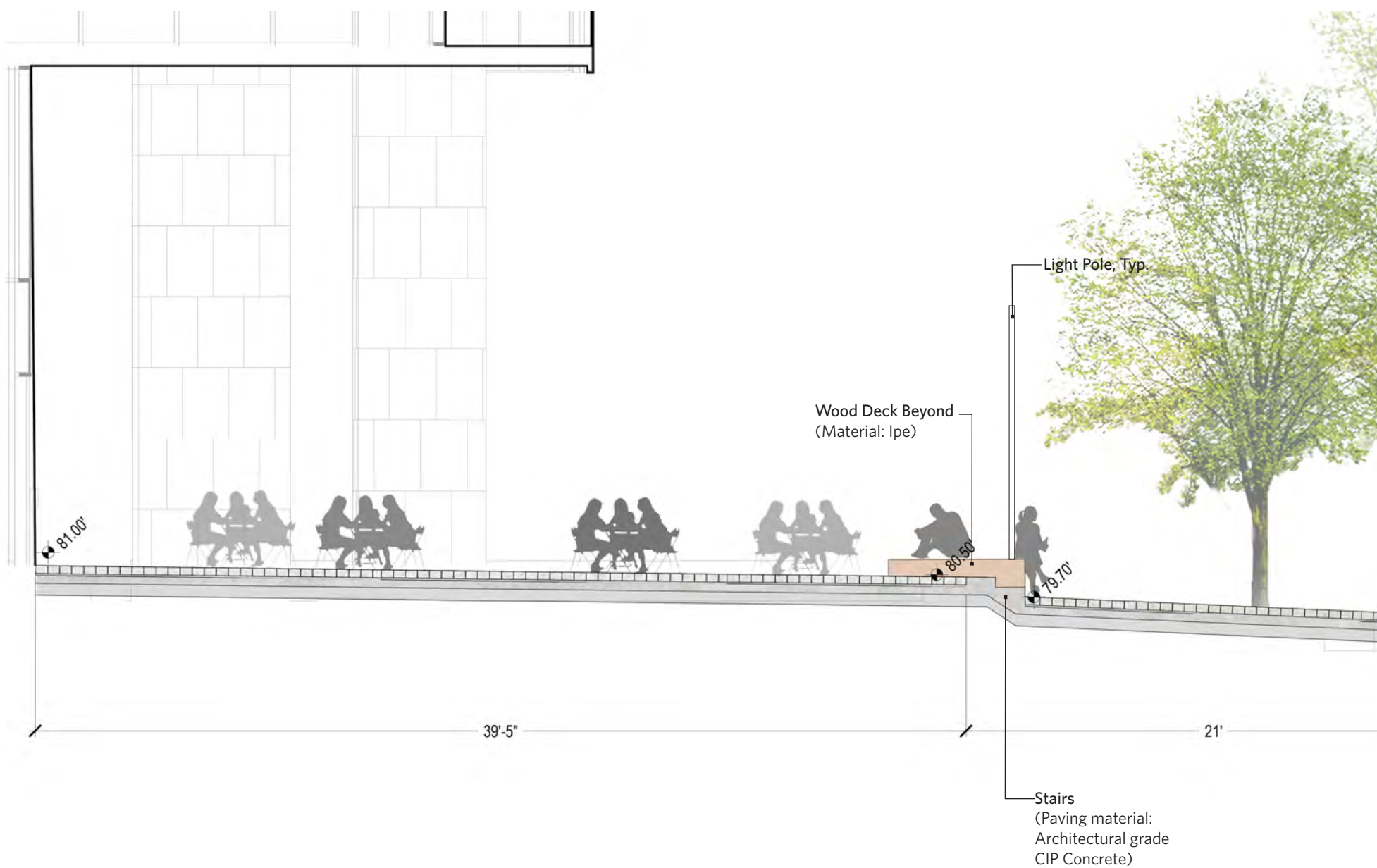
● Light Pole





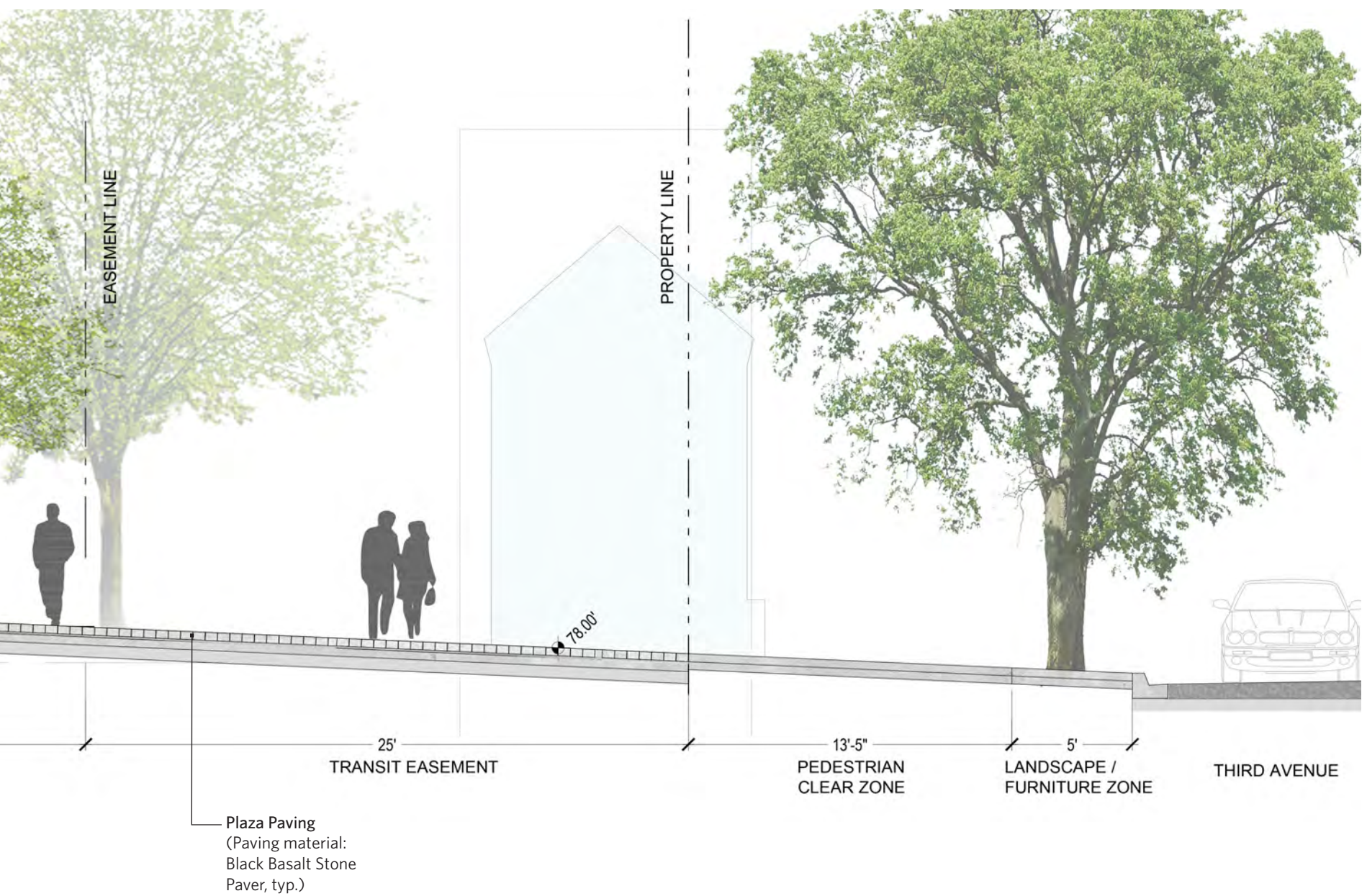
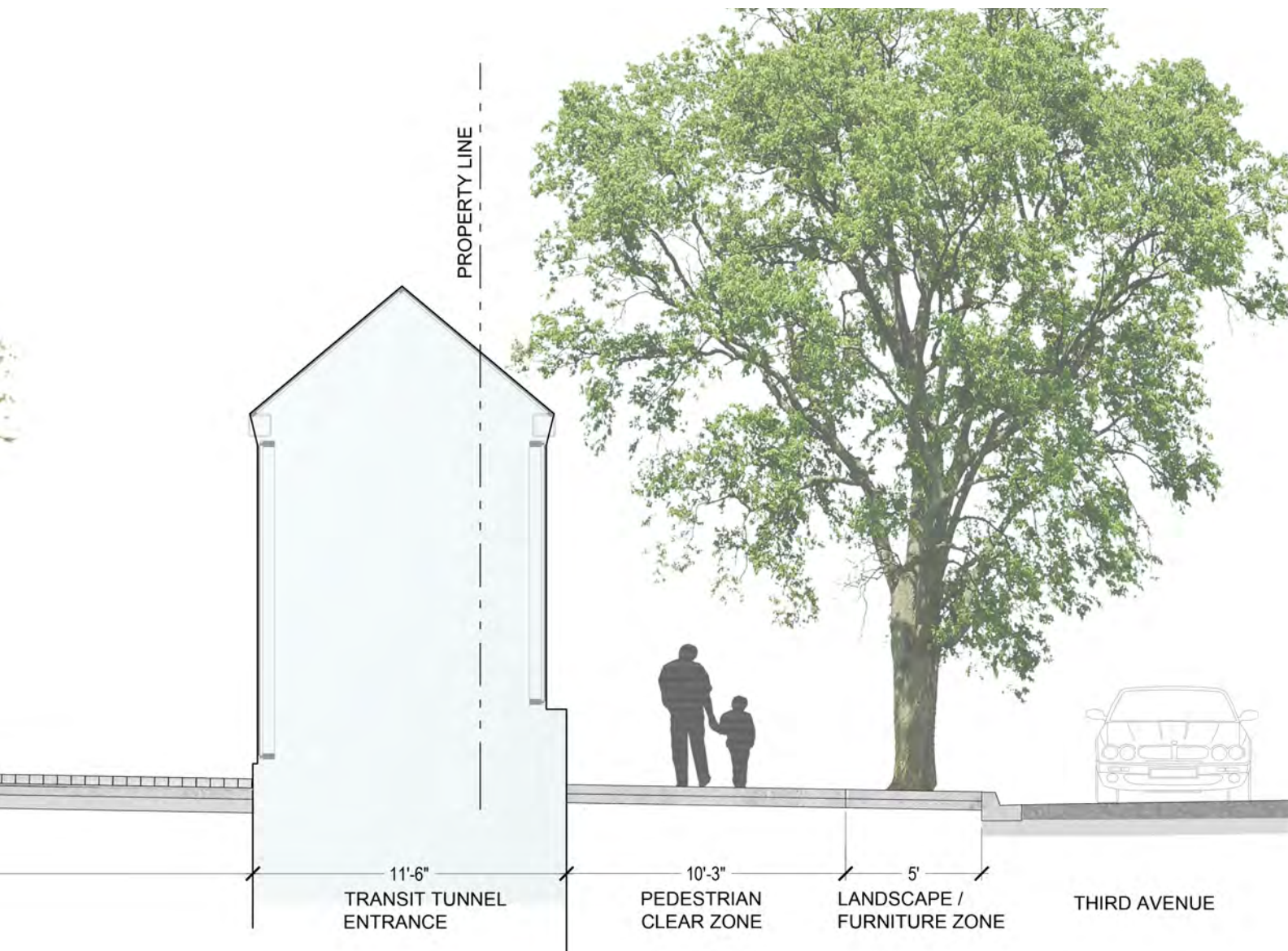


3rd Avenue Plaza - Section 1



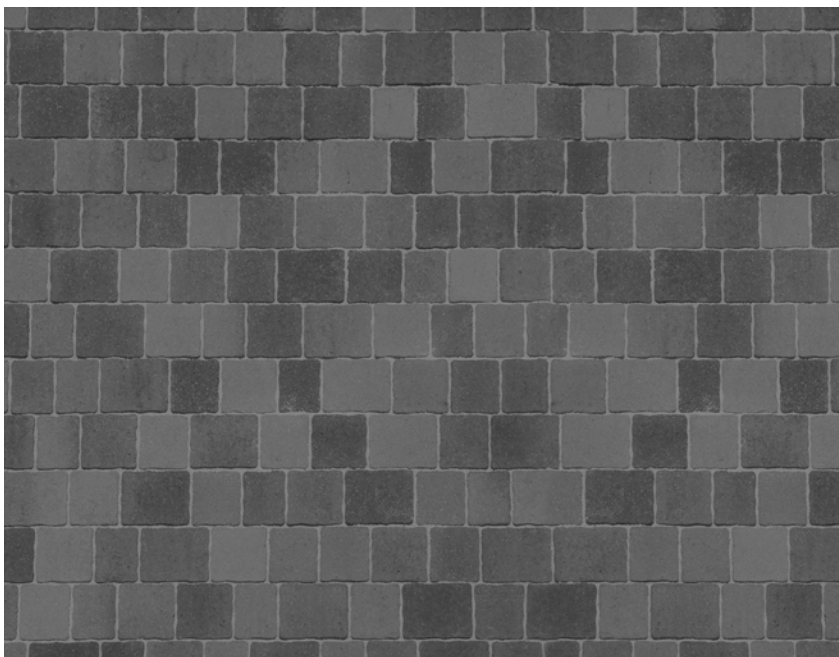
3rd Avenue Plaza - Section 2







Materials - Paving



Lower Plaza - Black Basalt Flamefinish Pavers



Upper Plaza - Charcoal Grey Concrete Pavers



Along James St. Under Trees - Granite Setts



Concrete Steps with Pavers on Landings

Materials - Seating and Decks



Wood Platforms and Decks



Movable Tables and Chairs



Wood Top Benches



Materials - Water Feature



Shiplapped Slate on Water Feature Bottom for Winter Effect



Cascading Axial Concrete Water Feature



Granite Water Walls

Materials - Concrete Terraced Seating, Stairs and Retaining Walls



Concrete Steps with Integrated Woodtop Seating



Underlit Concrete Seating Terraces



Concrete Stairs with Integrated Water Feature



Planting - Trees



Platanus acerifolia / London Plane Tree



Ulmus 'Homestead' / Homestead Elm



Liriodendron tulipifera / Tulip Tree



Quercus bicolor / American Dream Oak



'Starlight' Cornus / 'Starlight' Dogwood



Planting - Understory, Perennials and Groundcover



Gautheria shallon / Salal



Lonicera nitida / Honeysuckle



Sarcococca rustifolia / Fragrant Sweet Box



Carex morrowii 'Aurea-variegata' / Japanese Sedge



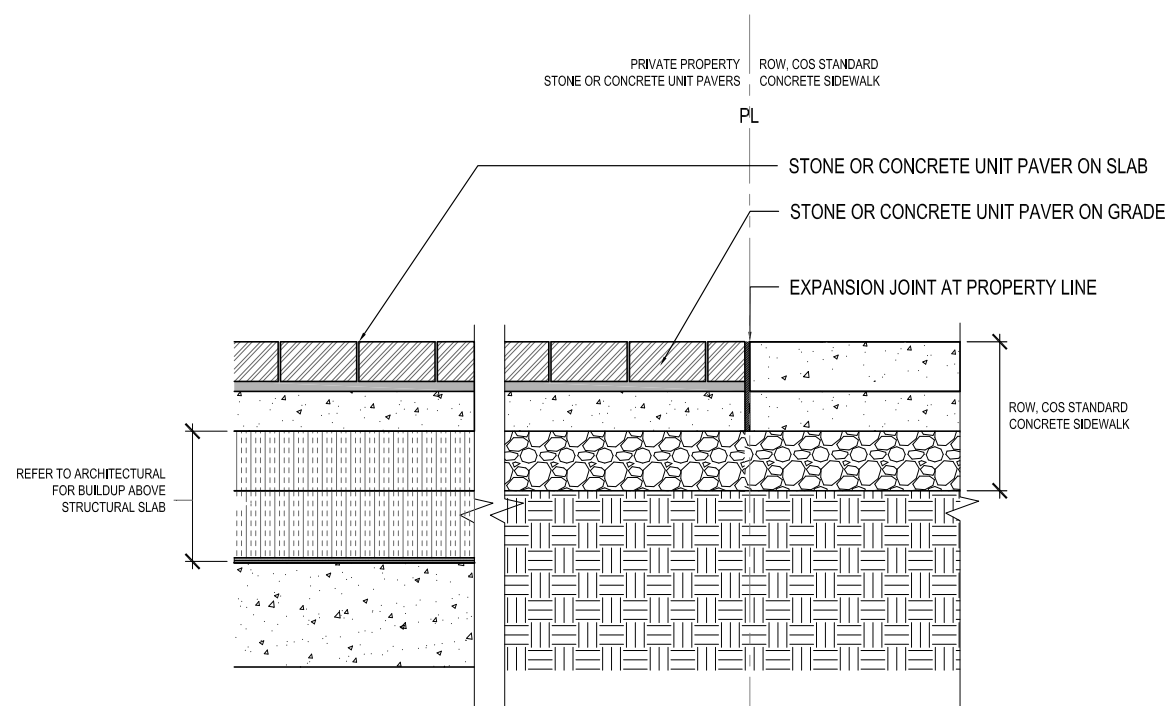
Pachysandra terminalis / Japanese Spurge



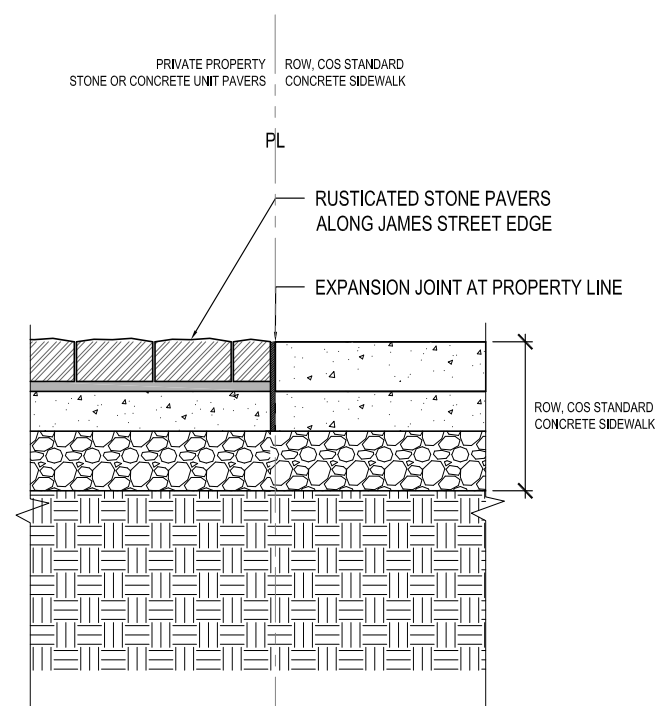
Carex morrowii 'Variegata' / Japanese Sedge



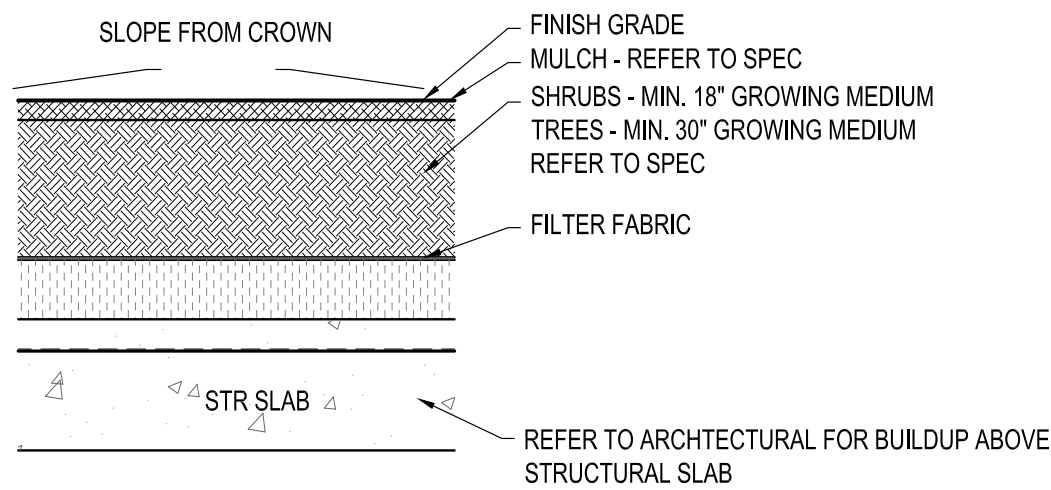
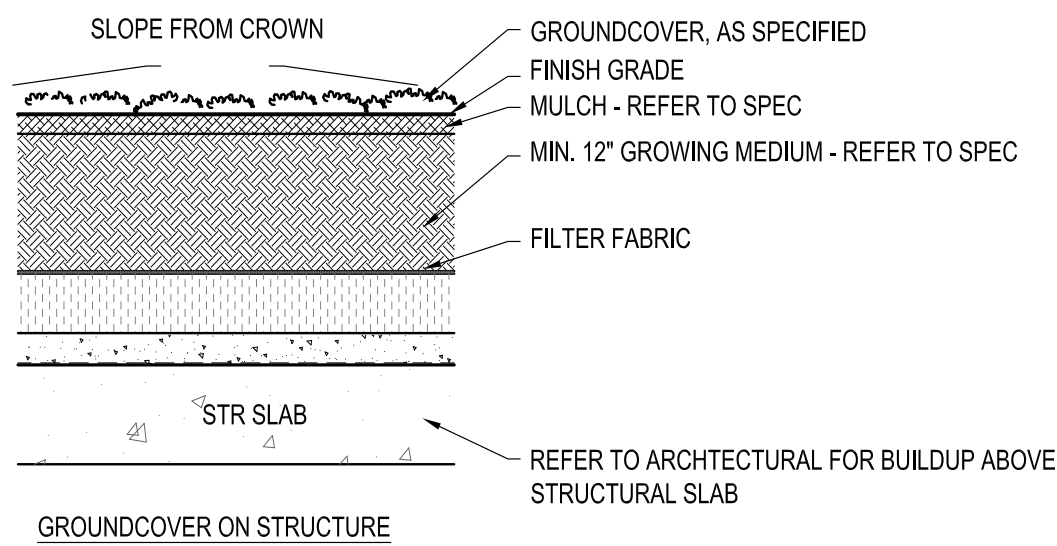
Landscape and Hardscape Details



Concrete Unit Pavers and Stone Pavers on Slab and Grade

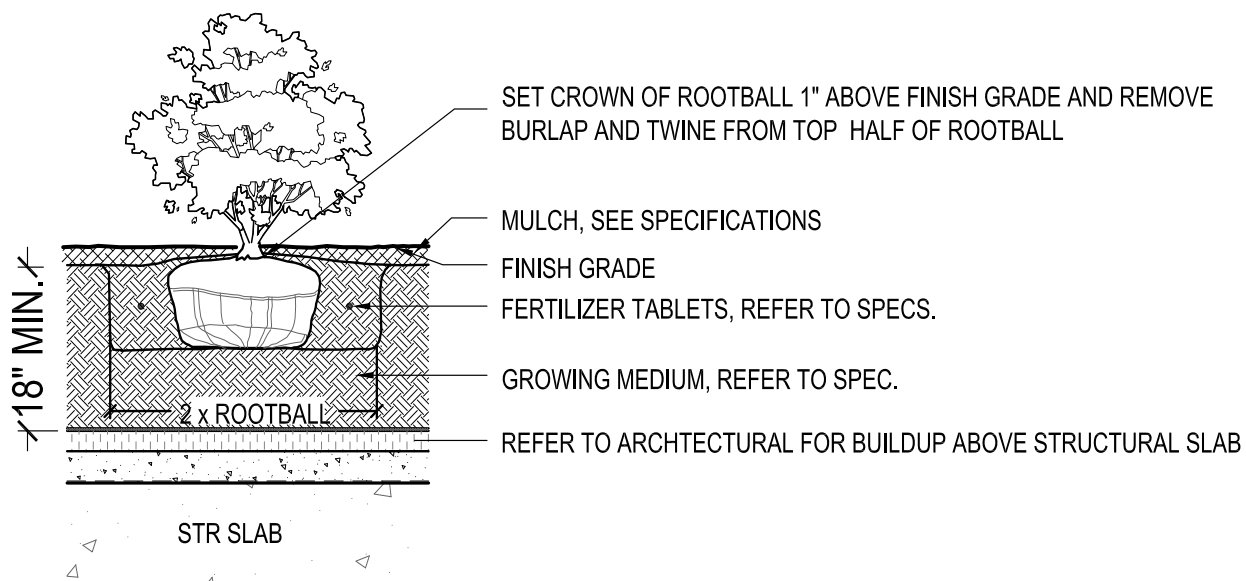


Rusticated Stone Pavers on Grade

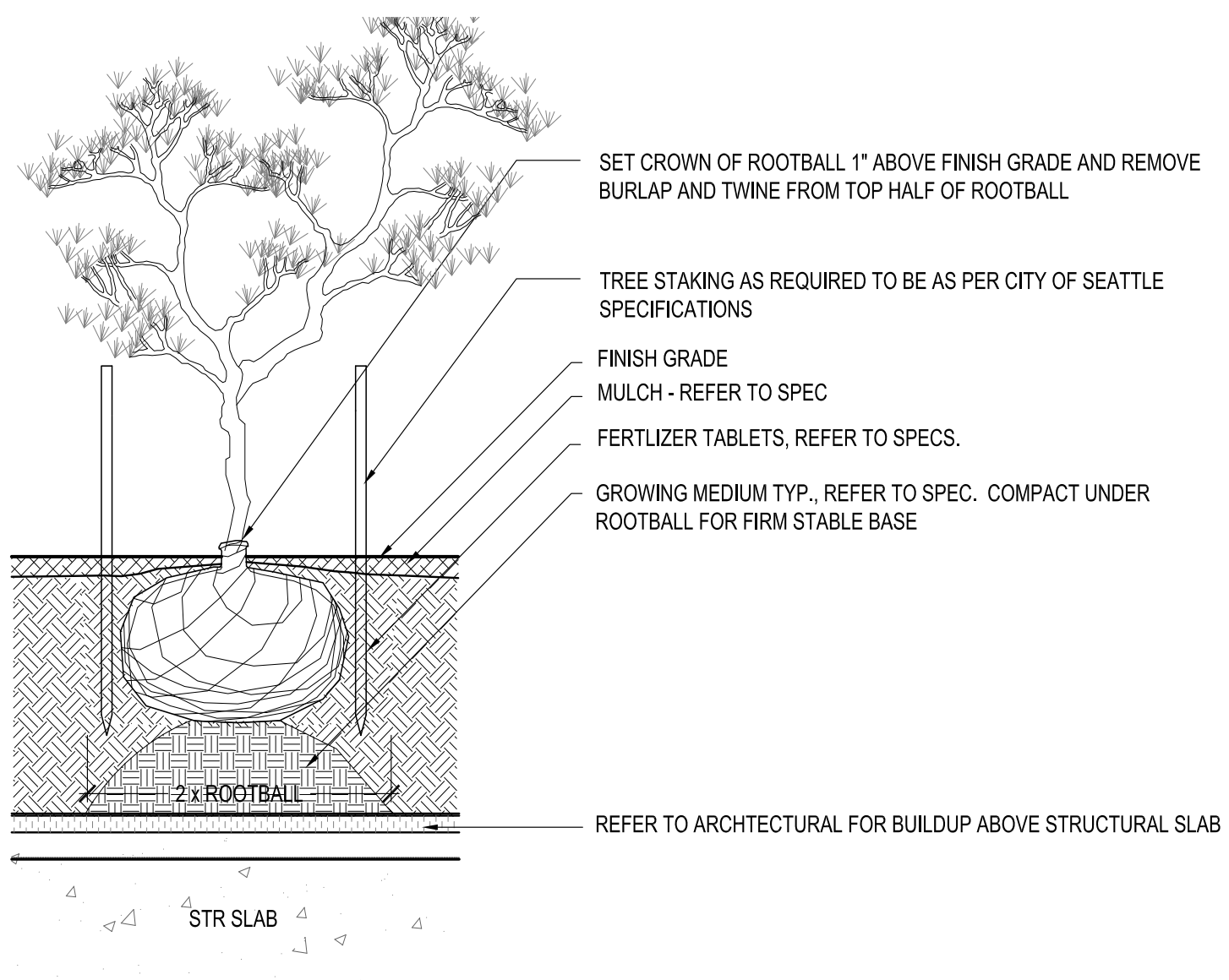


Typical Soil Profiles





Typical Shrub Planting on Slab



Typical Tree Planting on Slab



Planting - Bioretention: Ground and Roof Levels



Prunus laurocerasus / Dwarf English Laurel



Cornus stolonifera / Red Osier Dogwood



Equisetum hyemale / Scouring Rush



Iris missouriensis / Western Blue Flag

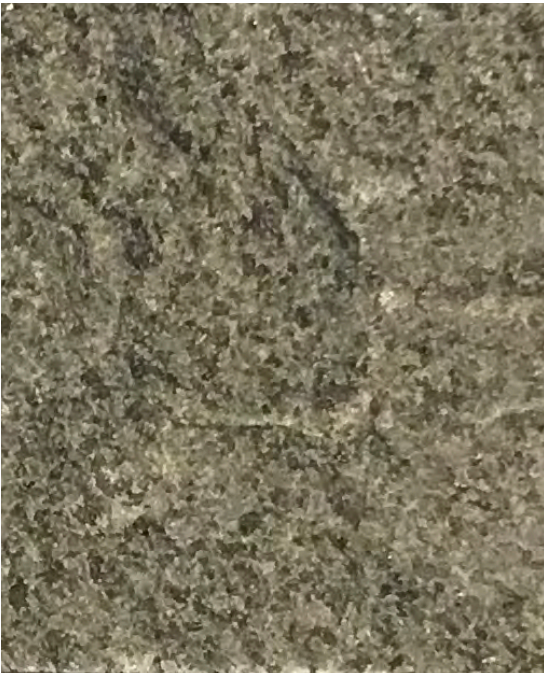


# 5.2 Levels 3 + 4

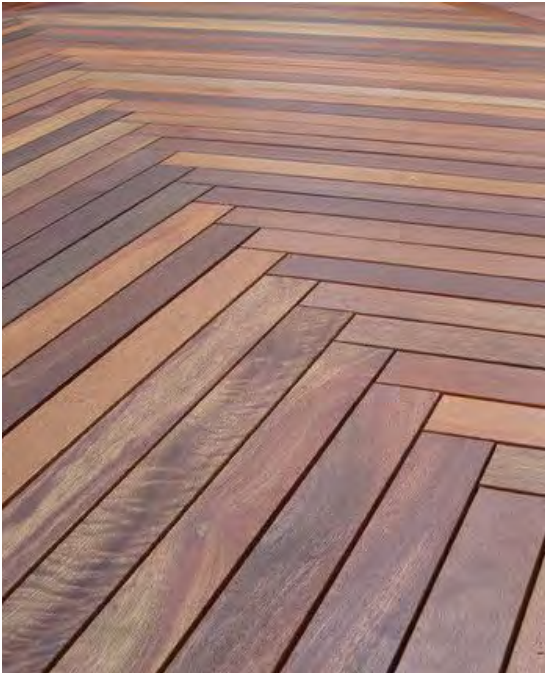




Materials



Dark Gray Granite



Wood Deck



Black Basalt



Porcelain Pavers



Lush Plantings and Intimate Spaces



Green Roof Planting



Souble Sided Fireplace



Communal Dining Table



Plantings



Populus tremuloides / Trembling Aspen



Cornus nuttallii / Pacific Dogwood



Asarum / Wild Ginger



Gaultheria shallon / Salal



Cornus sericea / Red Osier Dogwood



Stipa tenuissima / Mexican Feathergrass



Cephalotaxus harringtonia / Plum Yew



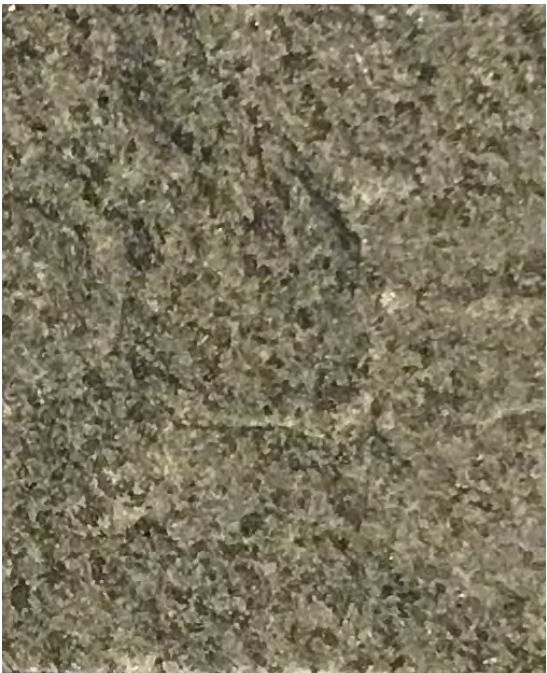
Polystichum munitum / Sword Fern



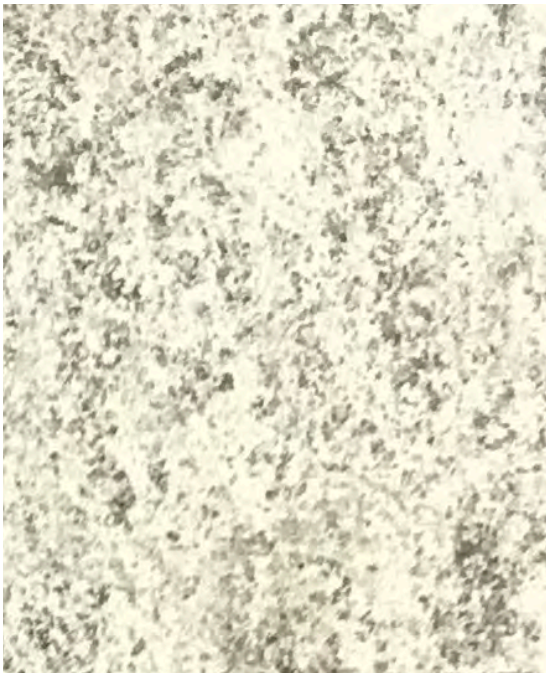
Materials Board



Charcoal Grey Concrete Paver



Dark Grey Granite Rusticated Paver



Swiss Grey Porcelain Paver



Black Basalt Paver



Ipe Wood



Artificial Turf



Slate at Water Feature







# 6.0

## Exterior Lighting





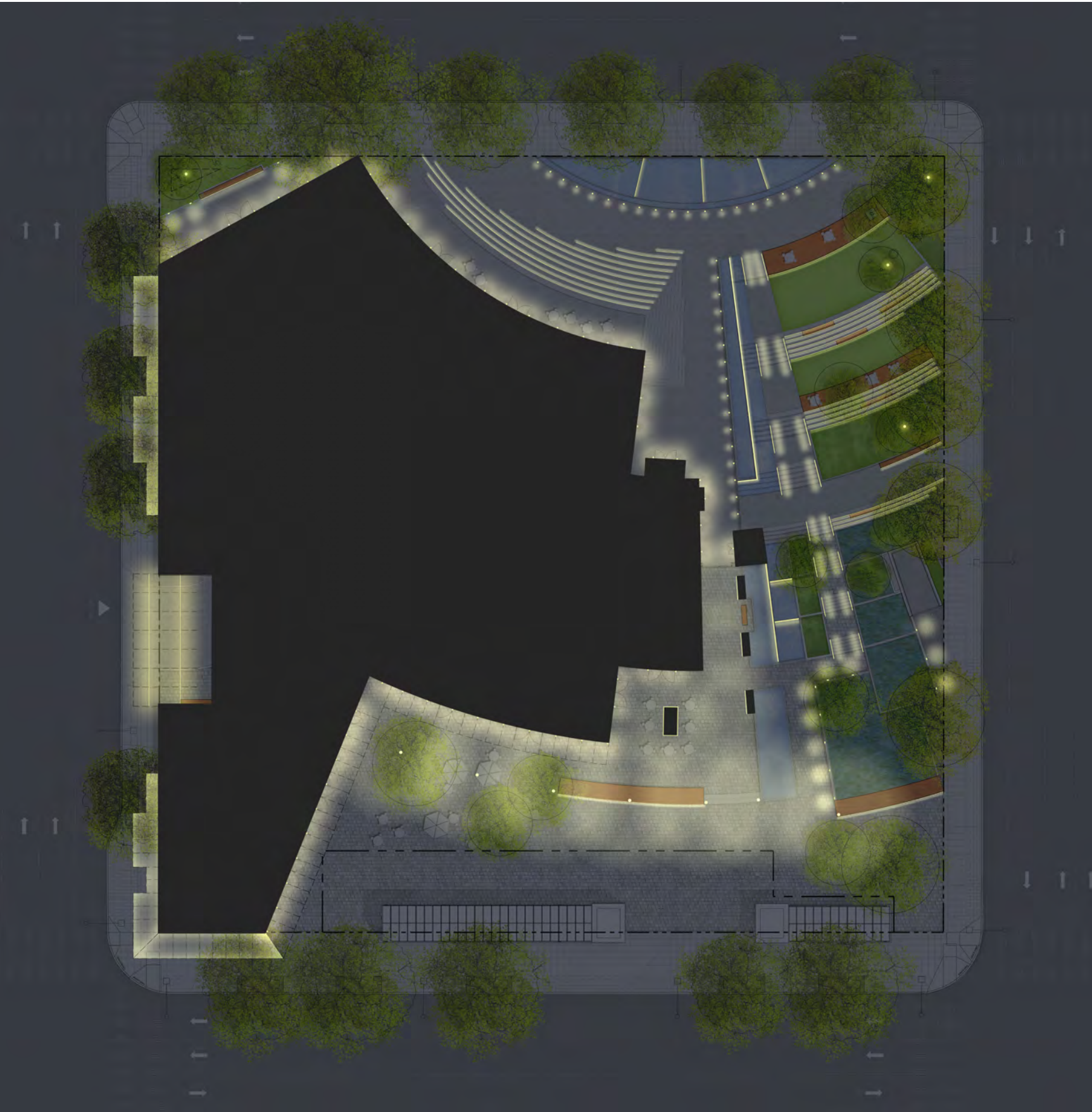


# 6.1 Street Level Glow Plan

## Design Intent:

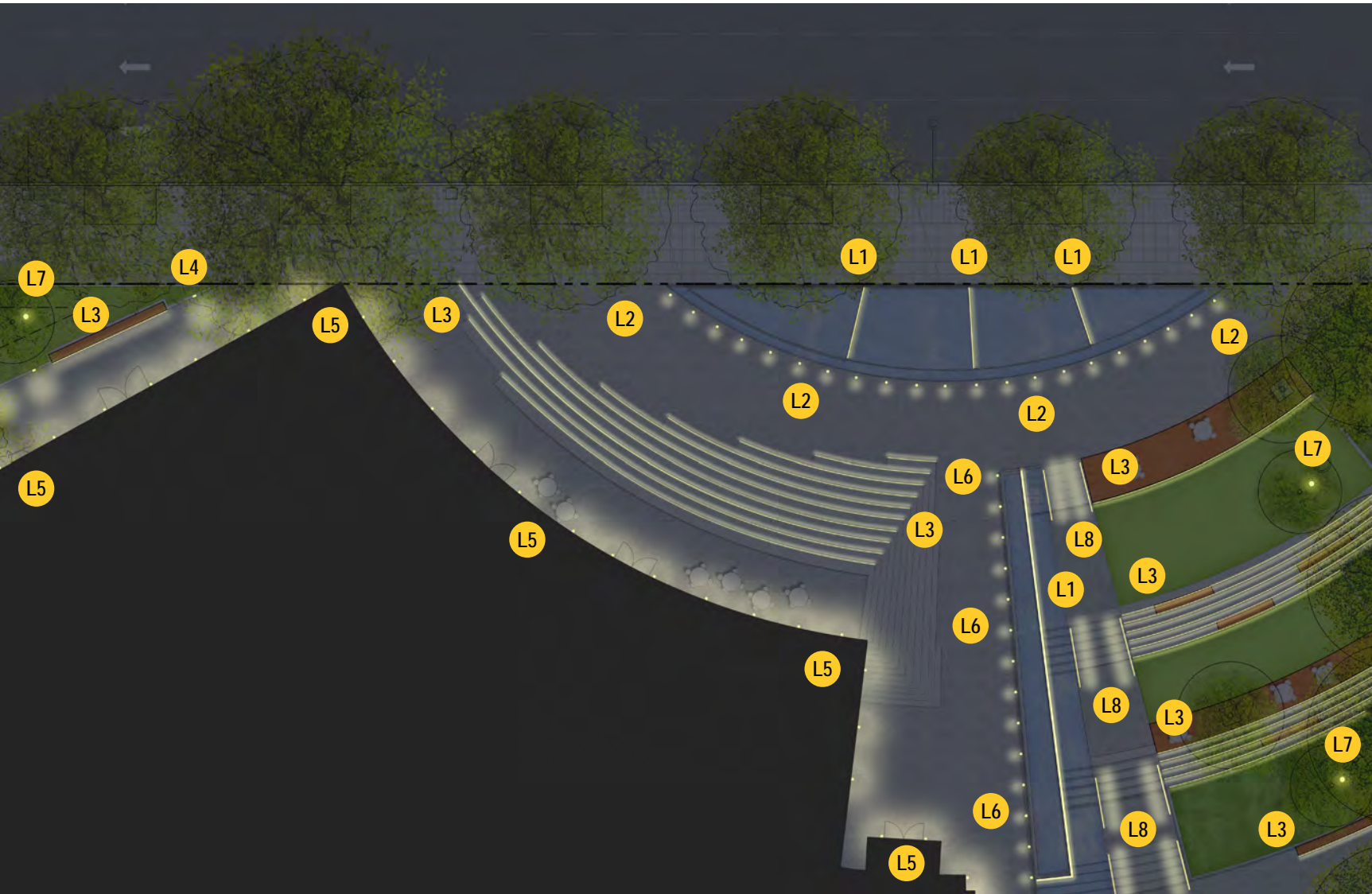
The lighting plays off of the radial and linear features of the building and landscape. The long curves of the terraces and planters are highlighted with toekick lights while pedestrians are guided through the site with illuminated handrail lights and uplighting in the linear water feature. Pedestrian-scale poles provide ambient light in the 3rd Avenue plaza.

Exterior lighting will be shielded and directed away from adjacent uses in compliance with SMC 23.49.025C.





# 6.2 4th Ave Enlarged Glow Plan



L1 Water feature lights



L2 Low profile path lights



L3 Toekick lighting along steps, deck edges, & benches



L4 Steplights



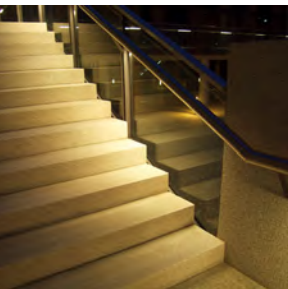
L5 Wall & mullion mounted sconces



L6 Stanchion mounted path lights



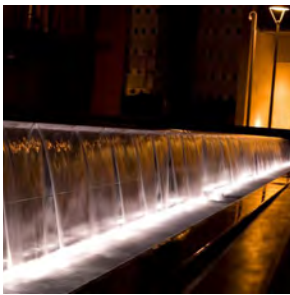
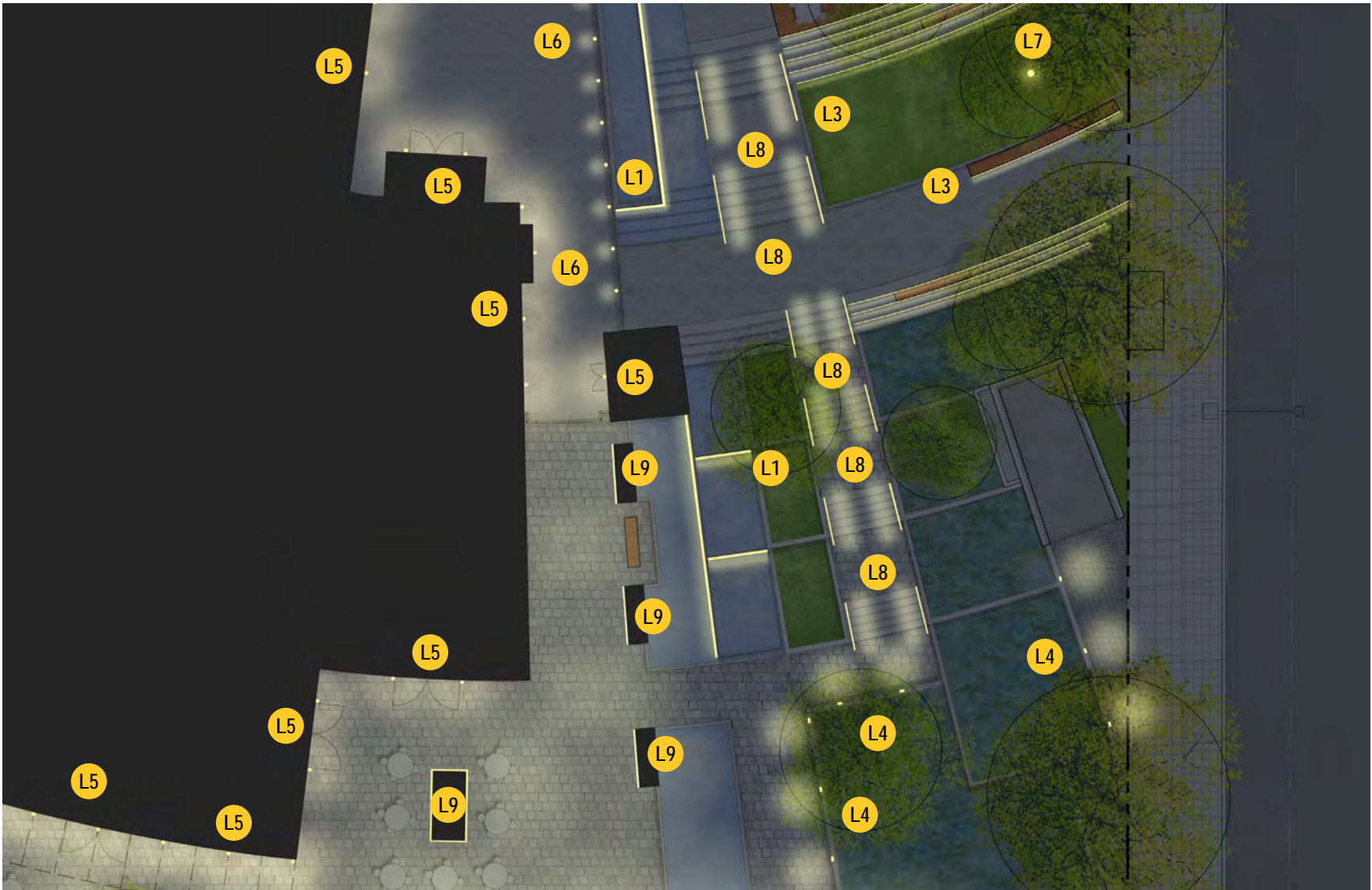
L7 Tree uplights



L8 Integrated handrail lights



# 6.3 James St Enlarged Glow Plan



**L1** Water feature lights



**L6** Stanchion mounted path lights



**L3** Toekick lighting along steps, deck edges, & benches



**L7** Tree uplights



**L4** Steplights



**L8** Integrated handrail lights



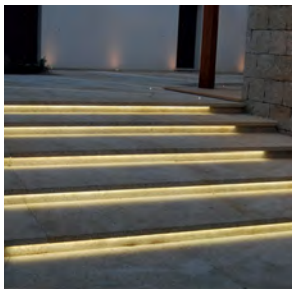
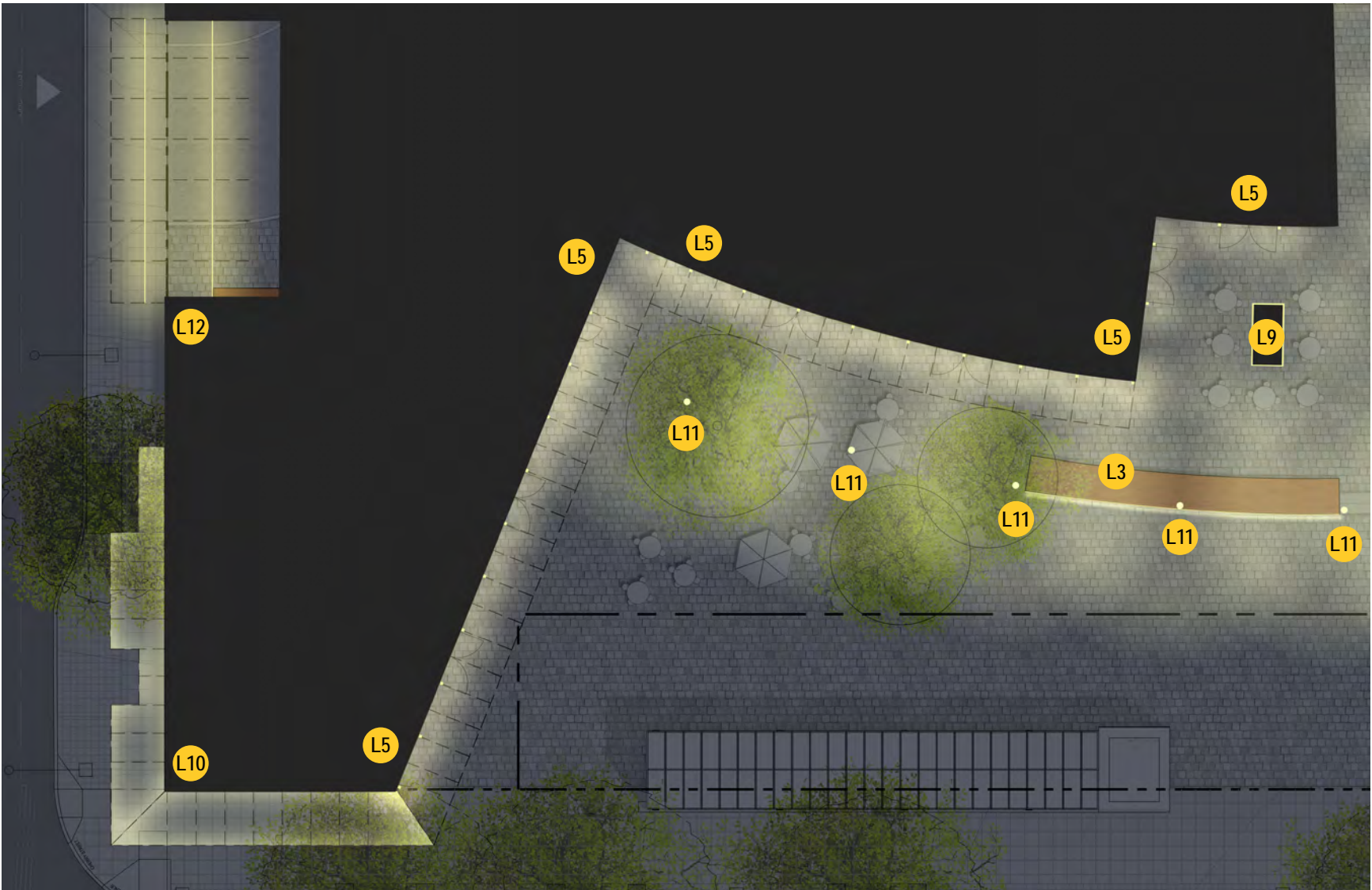
**L5** Wall & mullion mounted sconces



**L9** Wall mounted linear area light



# 6.4 3rd Ave Enlarged Glow Plan



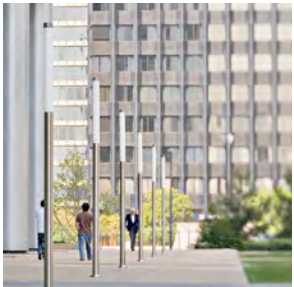
**L3** Toekick lighting along steps, deck edges, & benches



**L10** Lit glass canopy



**L5** Wall & mullion mounted sconces



**L11** Column Pole Lights



**L9** Wall mounted linear area light



**L12** Canopy-mounted linear lights



# 7.0

## Signage

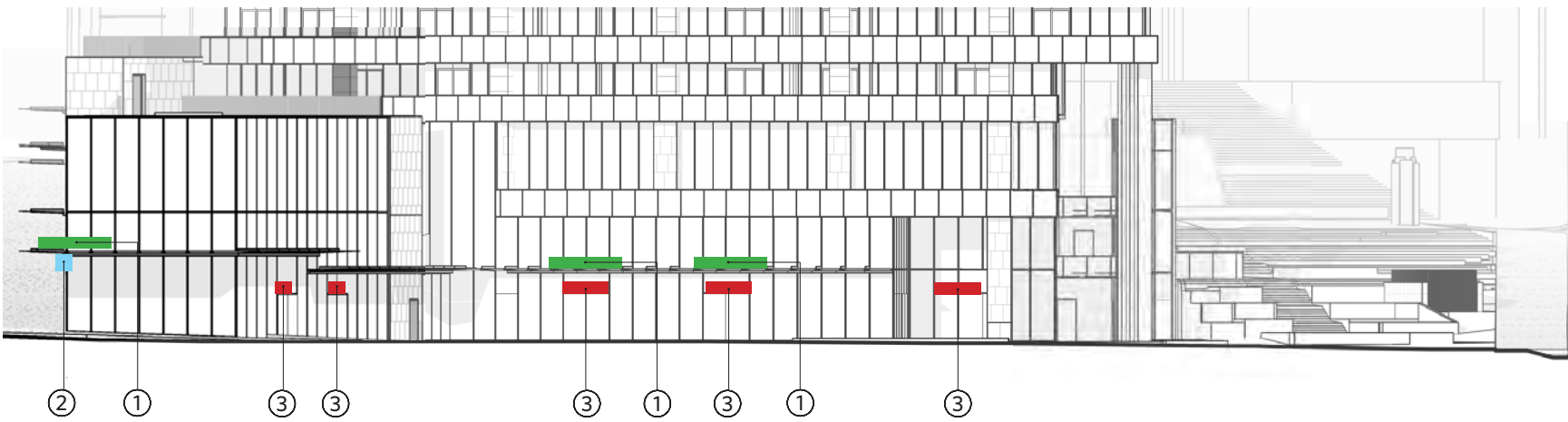


# 7.1 Street Level Elevations

Cherry St Elevation



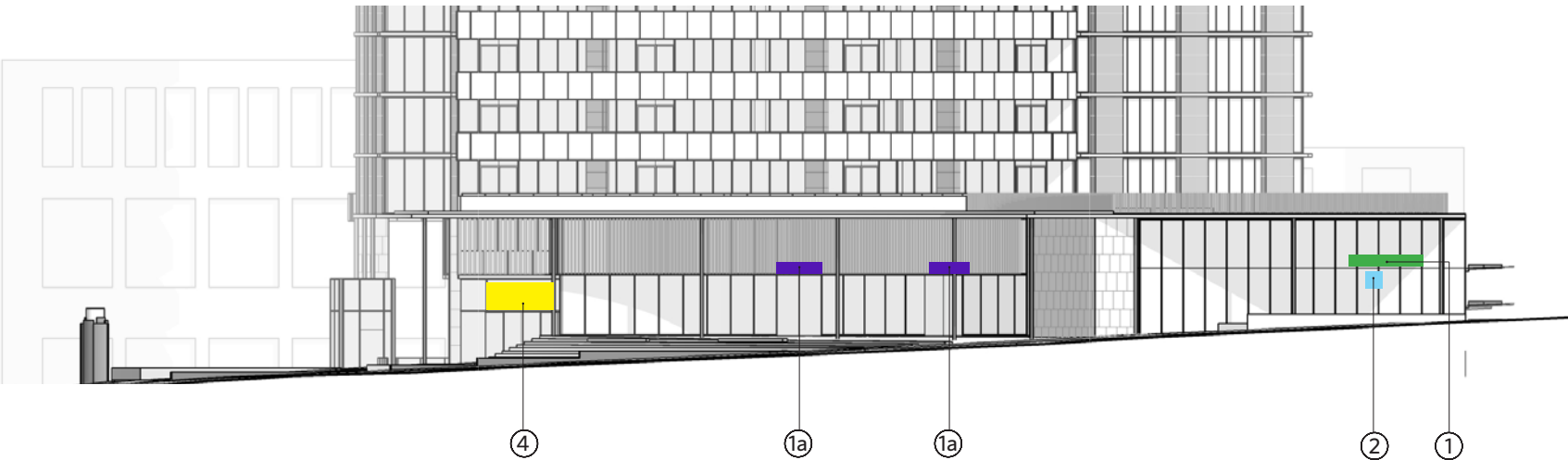
3rd Ave Elevation



James Street Elevation



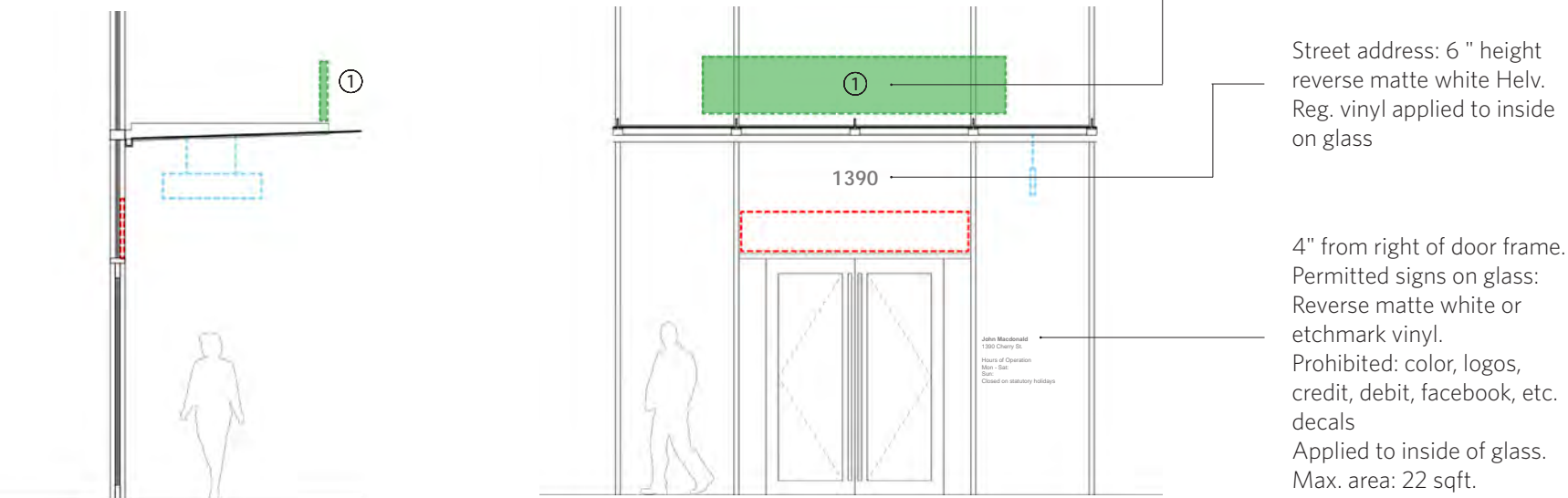
4th Ave Elevation



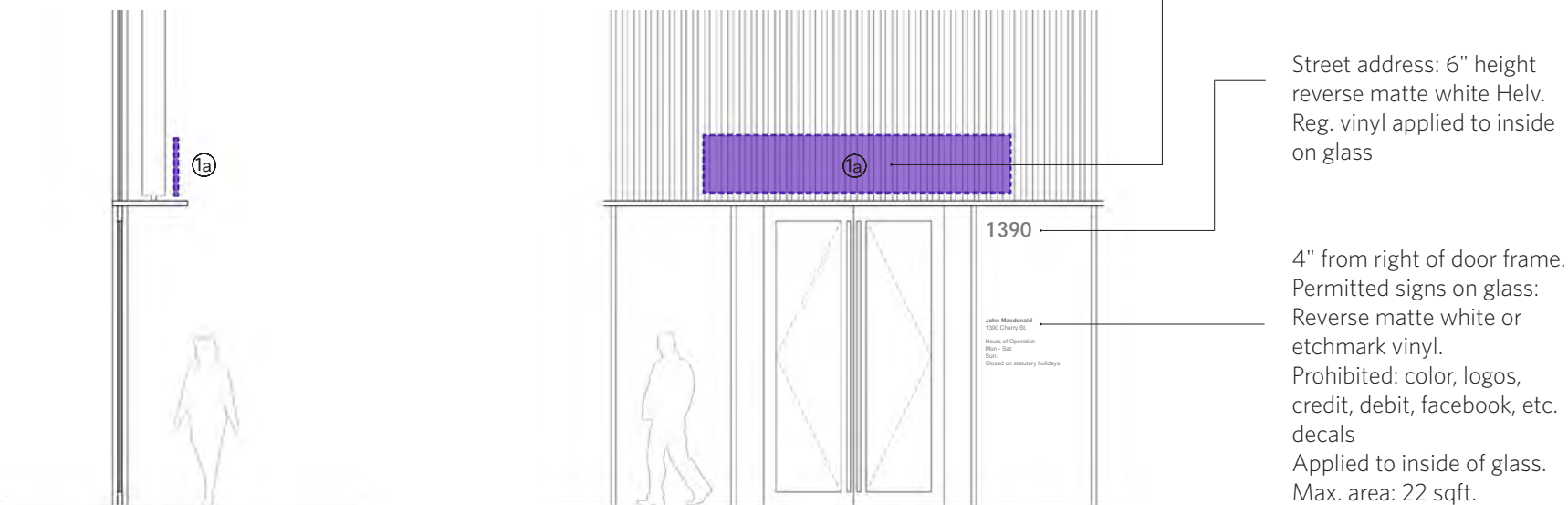


# 7.2 Signage Details

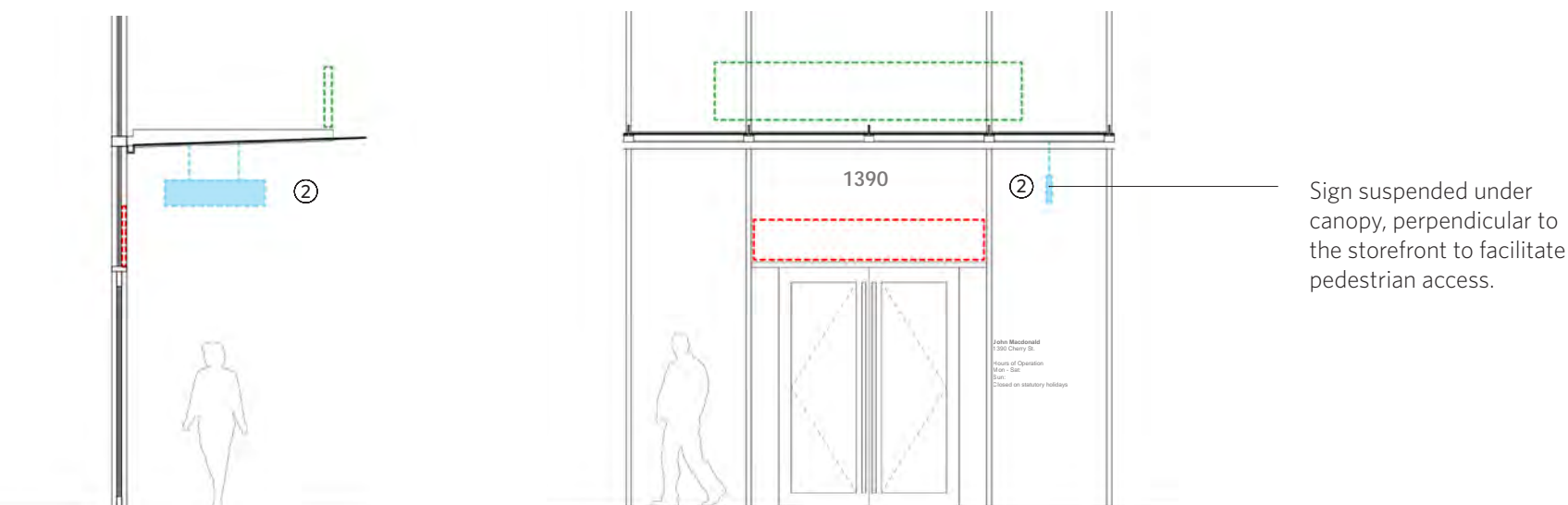
## ① Non - Illuminated Canopy Sign



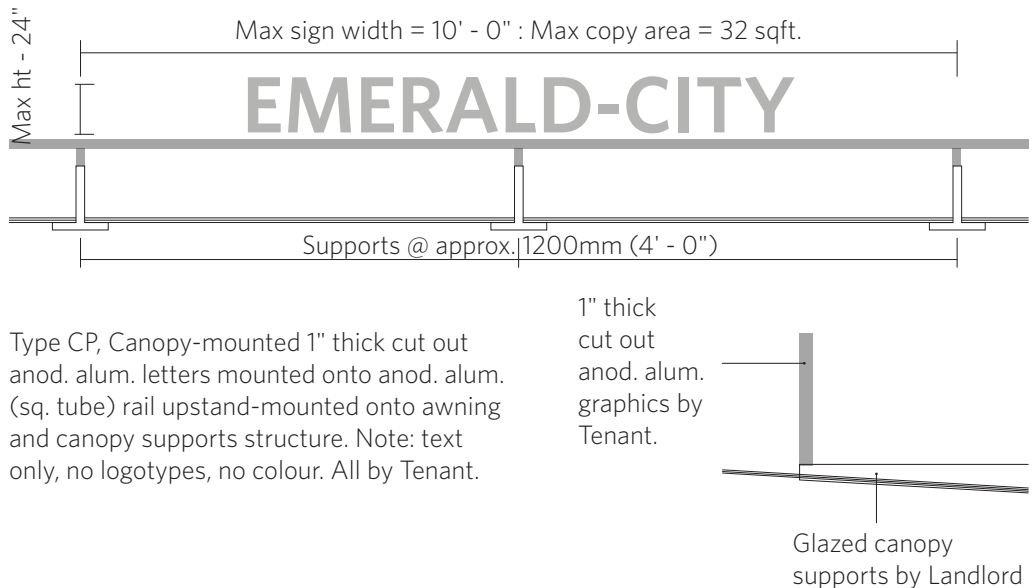
## ①a Non - Illuminated Entrance Canopy Sign



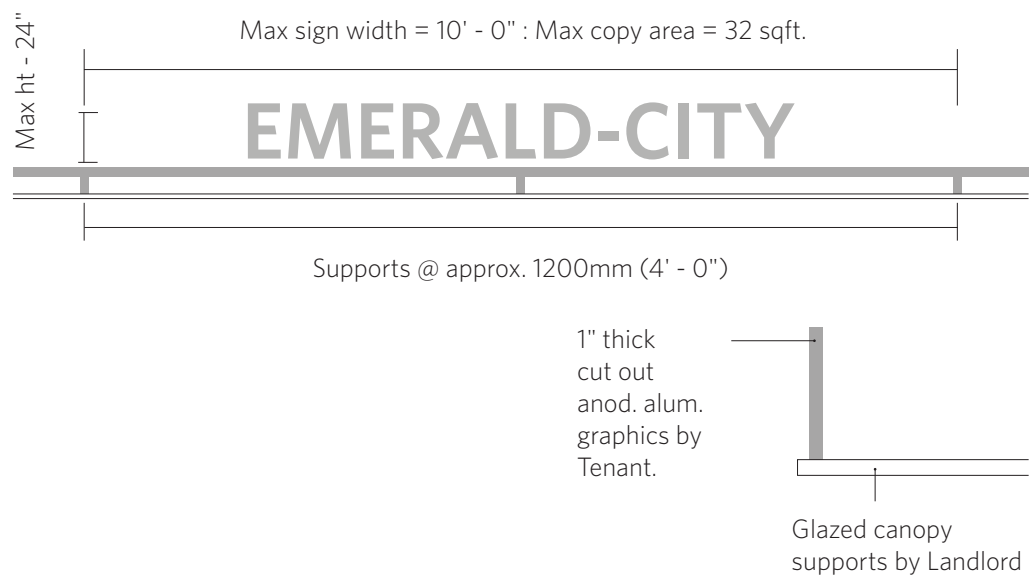
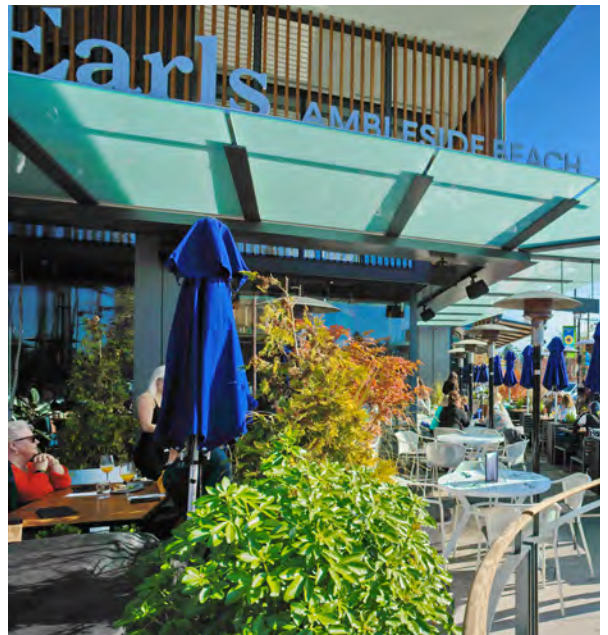
## ② Illuminated DF Suspended Under-Canopy Sign



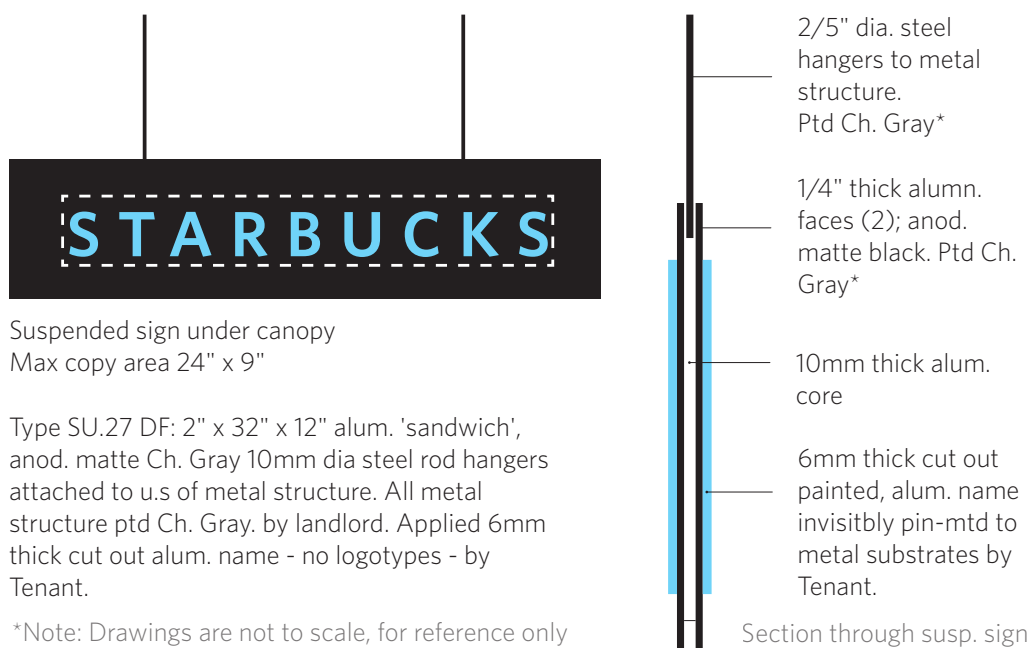




\*Note: Drawings are not to scale, for reference only      Section through Canopy-mounted sign

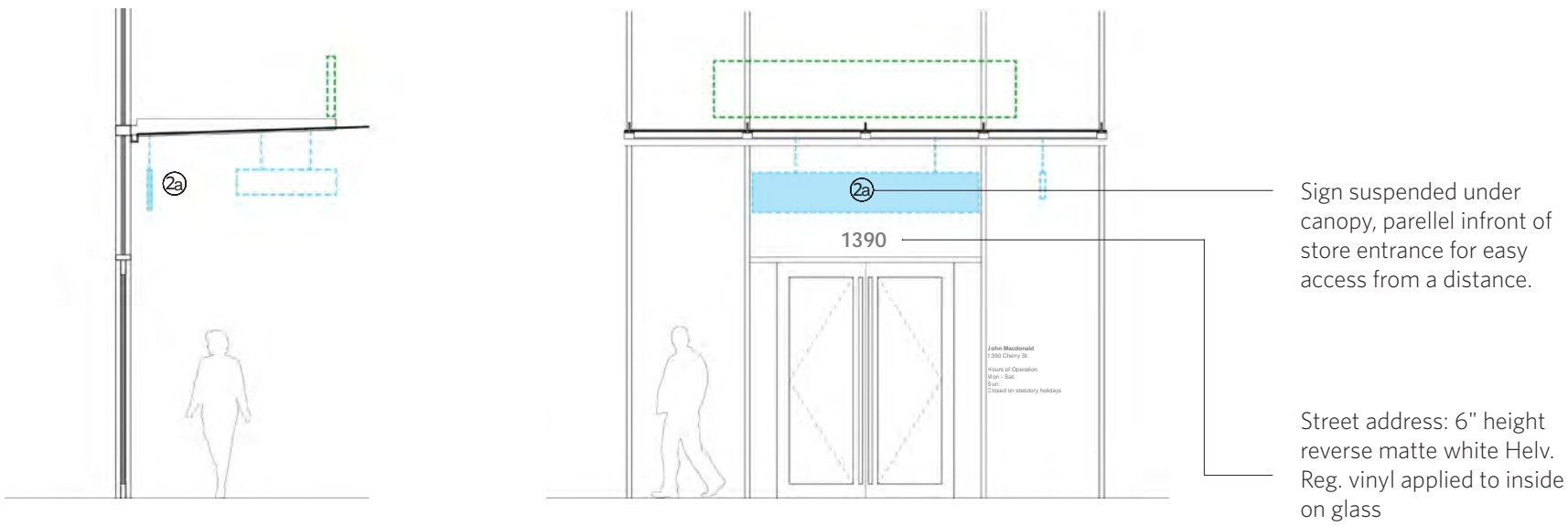


\*Note: Drawings are not to scale, for reference only      Section through Canopy-mounted sign

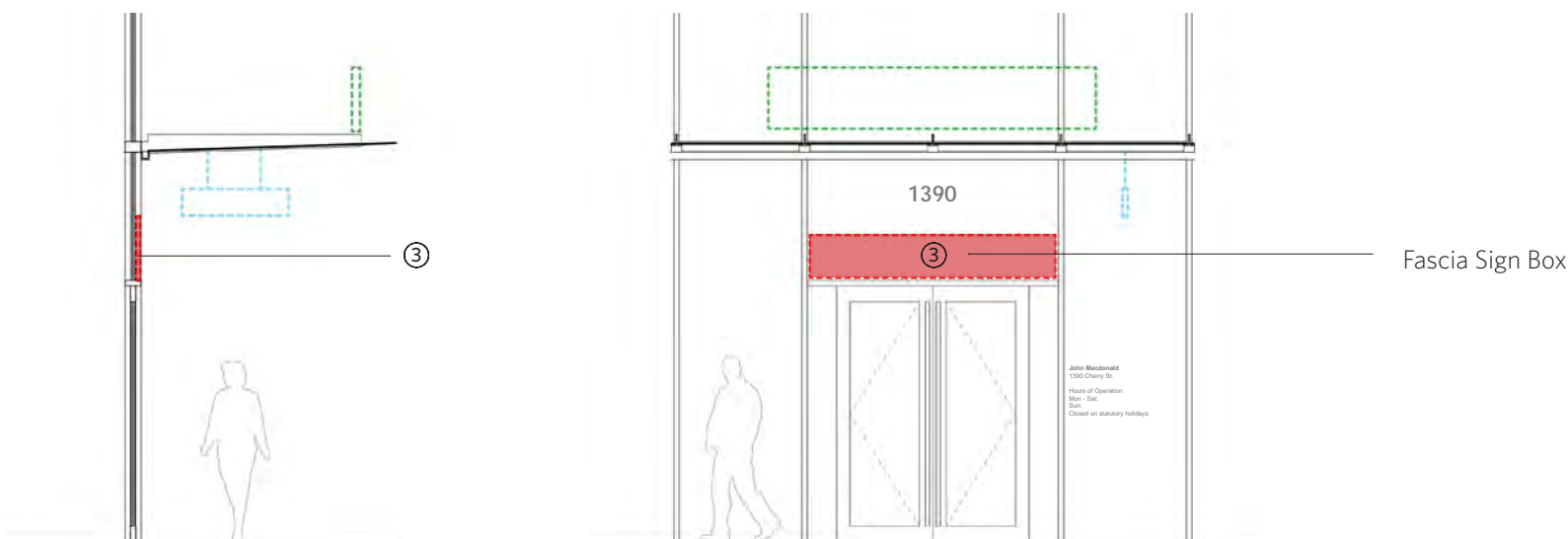




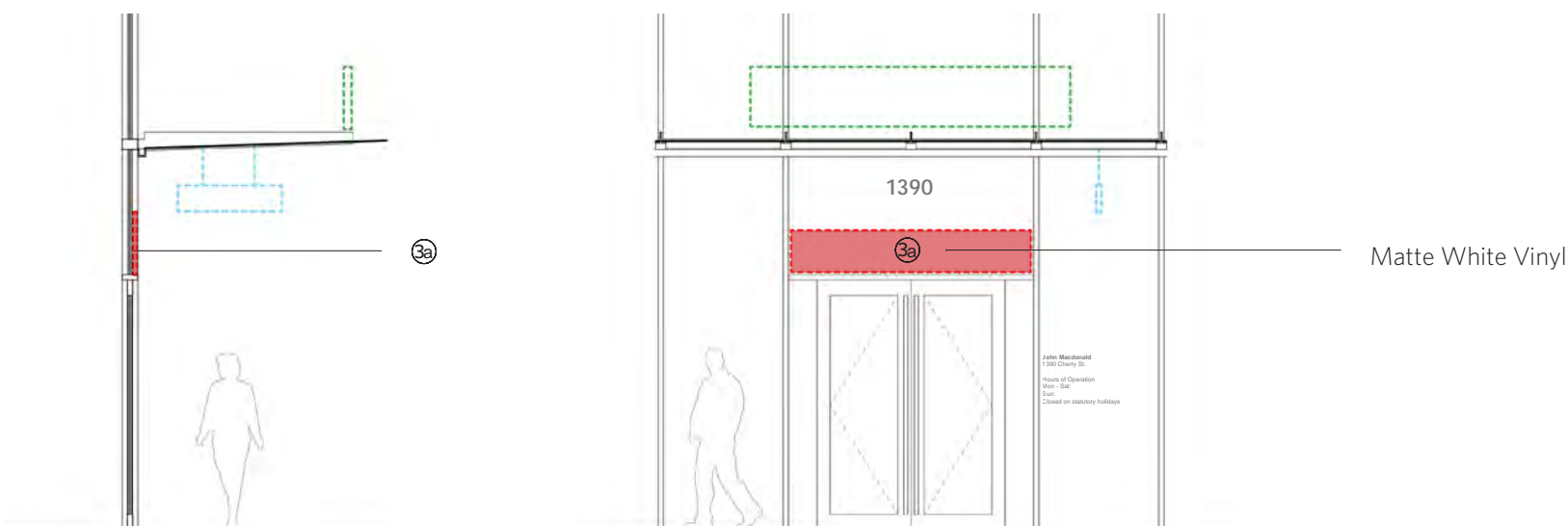
②a Illuminated Fascia Suspended Under-Canopy Sign



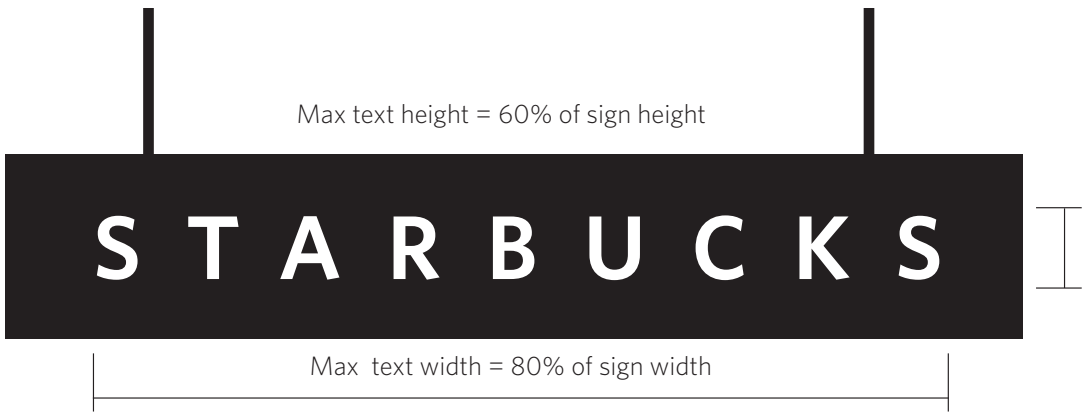
③ Internally - Illuminated Fascia Sign Box



③a Matte White Vinyl Sign on Glass

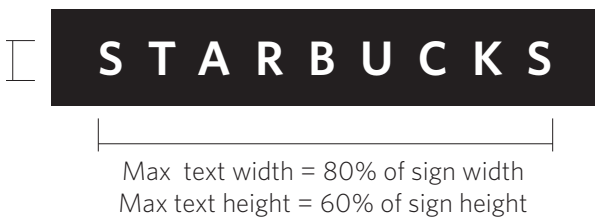






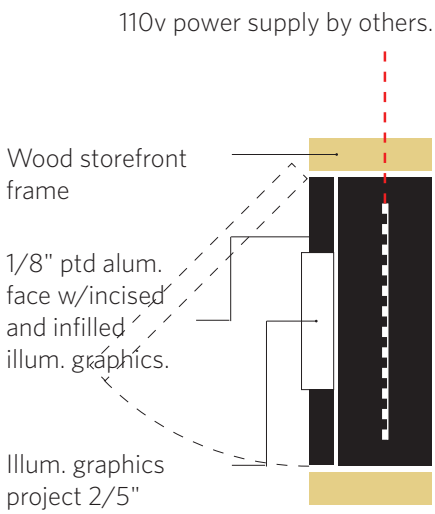
Type Suspended Under - Canopy Fascia Sign Box: 4" x 8' - 0" x 2' - 0" alum. 'sandwich', anod. matte Ch. Gray 10mm dia steel rod hangers attached to u.s of metal structure. Paint inside of box white. Service stay. L.E.D. 'Brilliant White' illumination. name - no logotypes - by Tenant.

\*Note: Drawings are not to scale, for reference only

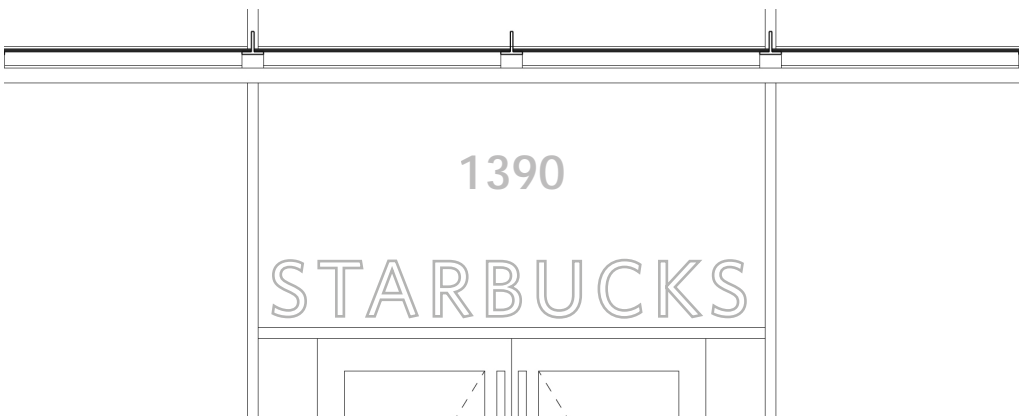


Type FS Interanlly - Illuminated Sign Box: 4" x 8' - 0" x 2' - 0" integral hinge - no visible hardware, ptd. Paint inside of box white. Service stay. L.E.D. 'Brilliant White' illumination. Name - no logotypes - by Tenant.

\*Note: Drawings are not to scale, for reference only



Section through illuminated fascia



Type - Matte white reg. vinyl applied to inside of glass. Max area of text: 4" x 8' - 0" x 2' - 0". Store text located 6" above the entrance. Name - no logotypes - by Tenant.

\*Note: Drawings are not to scale, for reference only





# 8.0

## Proposed Departures

### 23.49.018 Overhead Weather Protection and Lighting

Standards	Requested Departures	Proposed
A. Overhead weather protection required along the entire street frontage of a lot except: <ul style="list-style-type: none"><li>Except those located more than (5) feet from the street property line</li><li>Abut a bonused open space amenity feature</li><li>Are driveways into structures or loading docks</li></ul>	#1A - Using resect overhang as continuous weather protection.	#1A - Continuous overhead weather protection along the entire street frontage.
B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.	#1B - Allow for reduced canopy depth to 3'-6".	#1B - Some canopy width is reduced to (4) feet due to the proposed street trees required as per SDOT.
D. The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.	#1C - Allow for the canopy to be located outside 10'-15' above sidewalk zone.	#1C - The street edge canopy height varies between (9) feet to (22) feet above the sidewalk.

### 23.49.056 Street Facade, Landscaping, and Street Setback Requirements

Standard	Requested Departures	Proposed
A. Minimum facade height  4th Ave. (class I pedestrian street): 25'-0"	#2 - Allow for 54 feet of the facade along 4th Avenue to be below the 25'-0" min height.  - 18'-3" to t.o slab (6'-9" difference)  - 21'-9" to t.o. railing (3'-3" difference)	#2 - 18'-3" along 4th Avenue.

### 23.49.056 Upper-Level Development Standards

Standard	Requested Departures	Proposed
C 2. Maximum Tower Width The max. facade width for portions of a building above 85 feet along the general north/south axis of a site (Parallel to the Avenues) shall be 120' or 80% of the width of the lot measured on the Avenue, whichever is less.	#3 - Allow for the tower width greater than 120' parallel to the Avenues side.	#3 - The width of our building (parallel to 3rd Ave) is 159'-11".



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Consideration

#1A - Few vertical bands of stone delineate and reinforce retail or arrival plaza entrances. The board agreed to accept stone recesses as a departure as these areas still provide overhead weather protection if needed. Canopies have been added to all portions without recesses.

#1B - Continuous overhead weather protection is provided. In order to allow street trees along Cherry Street, we are setting canopies back 4'-0" where street trees are located. SDOT has not determined whether street trees are viable along this street. If street trees are not possible, 8'-0" canopies will be provided, as per the zoning code.

#1C - Due to the steep slope of the site and desire to increase retail exposure, the height of the canopies differs from those prescribed.

Applicable Design Guidelines

C4. Reinforce Building Entries

D2. Enhance the Building with Landscaping

A1. Respond to the Physical Environment

Reference

See section 14.1

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Consideration

#2 - The 4th Avenue slopes 11.18' (el. 111.07' to el. 99.89') from James to Cherry street. As a result, the height of the facade greatly varies.  
The façade height at Cherry responds to adjacent City Hall by preserving views and sightlines from the public terrace at City Hall along Cherry Street and towards the water. Hence reinforcing positive urban form and views in the immediate area.

Applicable Design Guidelines

B1. Respond to the neighborhood context  
B3 Reinforce the positive urban form & architectural attributes of the immediate area

Reference

See section 14.2

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Consideration

See following pages for rationale.

Applicable Design Guidelines

B1 Respond to the neighborhood context  
D1 Provide Inviting & Usable Open Space  
D3 Provide Elements that Define the Place

Reference

See section 14.3



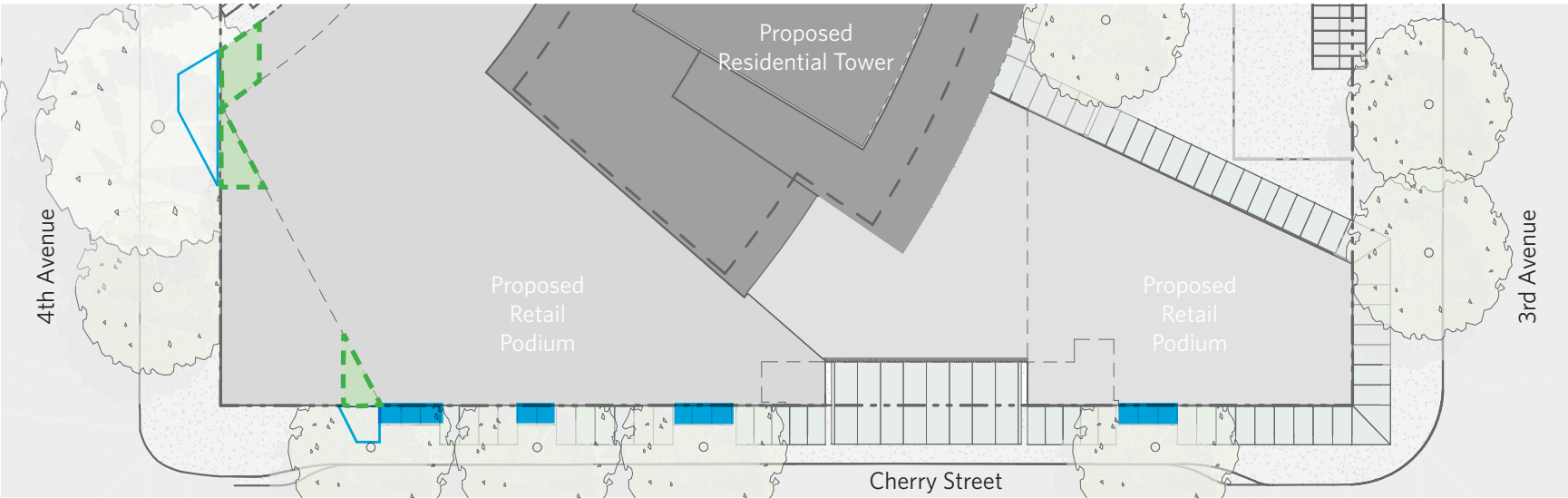
# 8.1 Overhead Weather Protection

## 23.49.018 Overhead Weather Protection and Lighting

Requirements	Requested Departures	Consideration
A. Overhead weather protection required along the entire street frontage of a lot except: <ul style="list-style-type: none"><li>• Except those located more than 5'-0" from the street property line</li><li>• Abut a bonused open space amenity feature</li><li>• Are driveways into structures or loading docks</li></ul>	#1A - Allow for recessed canopy as part of the continuous weather protection.	1A). Few vertical bands of stone delineate and reinforce retail or arrival plaza entrances. The board agreed to accept stone recesses as a departure as these areas still provide overhead weather protection if needed. Canopies have been added to all portions without recesses.
B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.	#1B - Allow for reduced canopy depth to 3'-6".	1B). Continuous overhead weather protection is provided. In order to allow street trees along Cherry Street, we are setting canopies back 4'-0" where street trees are located. SDOT has not determined whether street trees are viable along this street. If street trees are not possible, 8'-0" canopies will be provided, as per the zoning code.
D. The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.	#1C - Allow for the canopy to be located outside 10'-15' above sidewalk zone.	1C). Due to the steep slope of the site and desire to increase retail exposure, the height of the canopies varies from those prescribed.

Requested Departure Area:

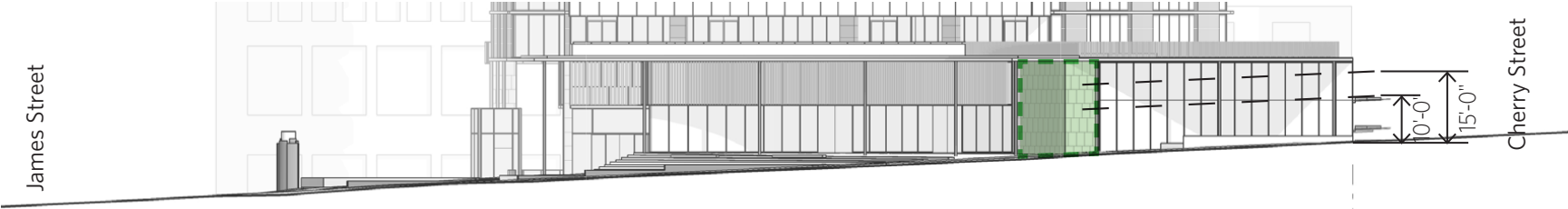
- 1A) Recess Area w/ Overhang less than 8'-0" Above
- 1B) Less than 8'-0" Weather Protection
- 1C) Canopy outside 10'-15' AFF zone



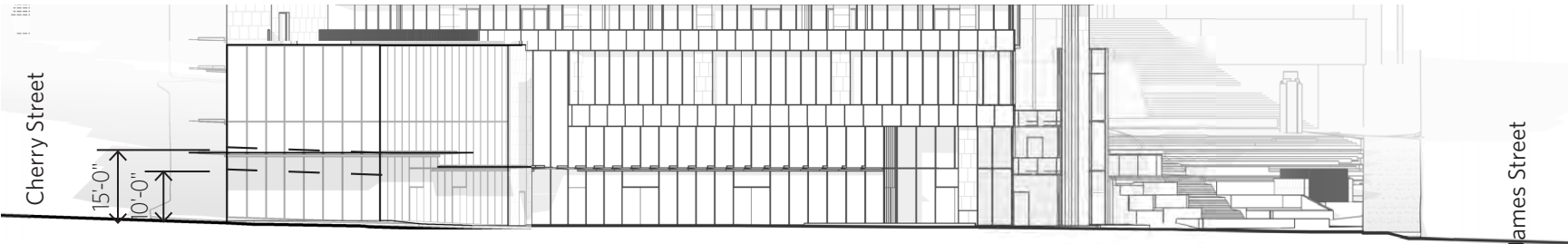
Site Plan



Cherry St Elevation



4th Ave Elevation



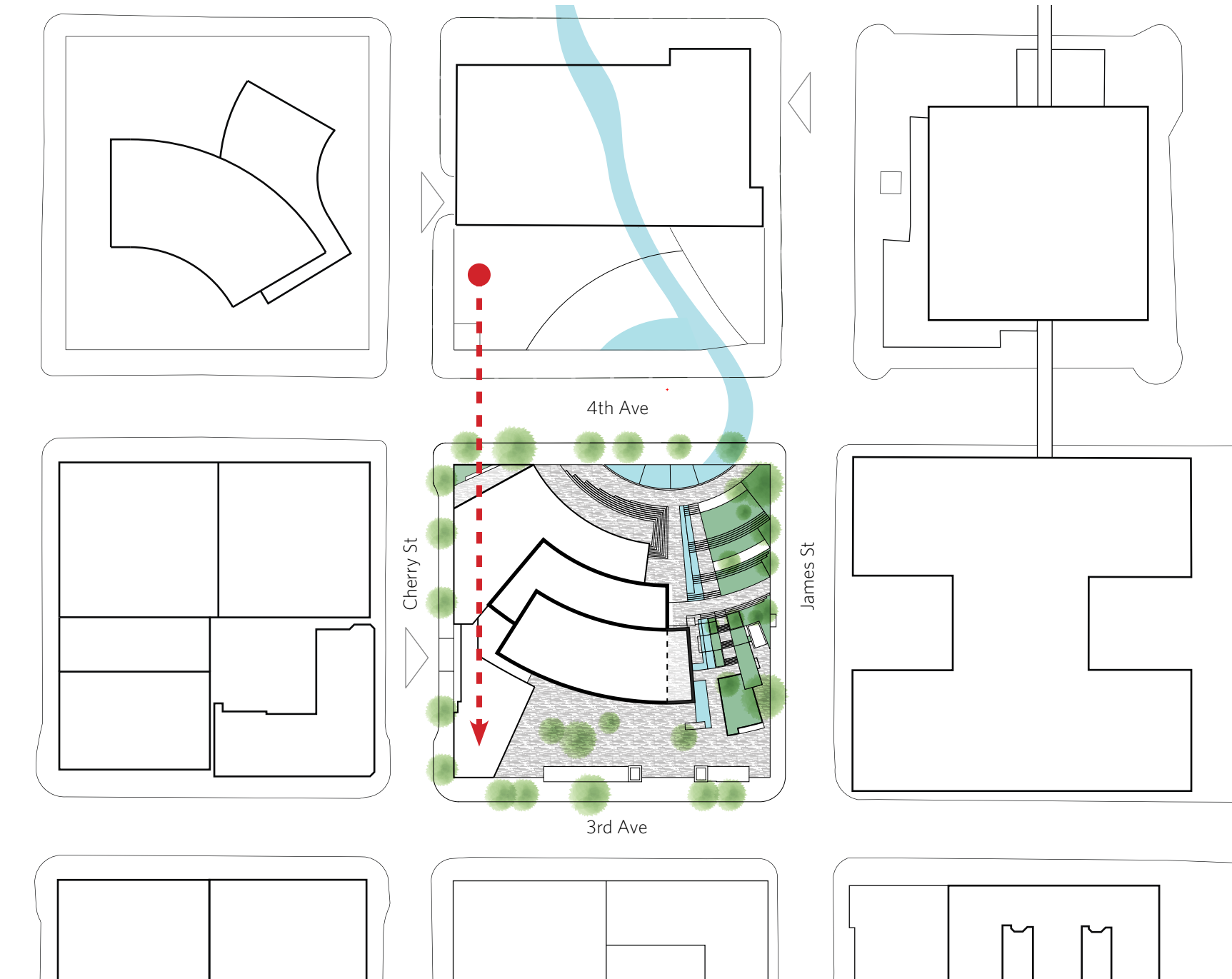
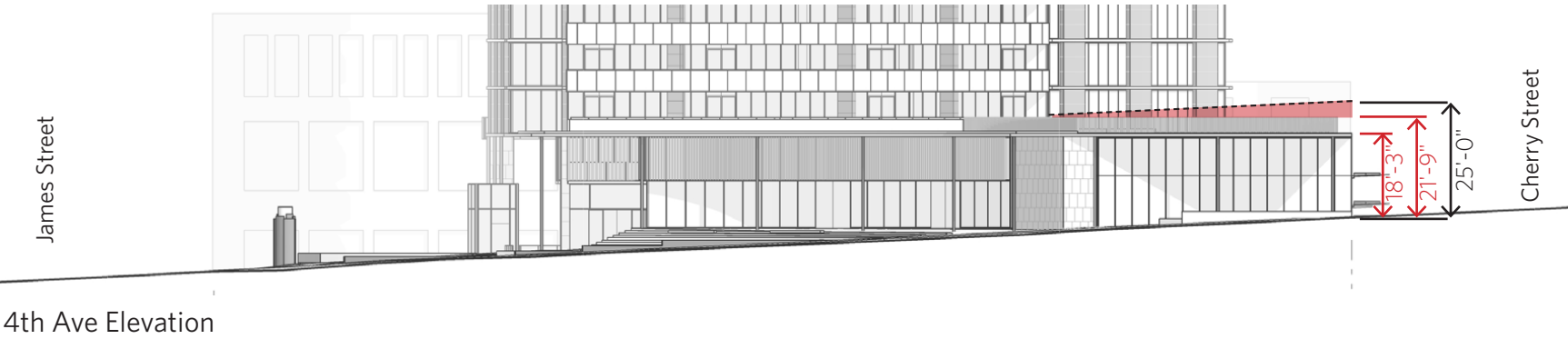
3rd Ave Elevation



# 8.2 Facade Height

## 23.49.056 Street Facade, Landscaping, and Street Setback Requirements

Requirement	Requested Departures	Consideration
A. Minimum facade height		
4th Ave. (class I pedestrian street): 25'-0"	<p>#2 - Allow for 54 feet of the facade along 4th Avenue to be below the 25'-0" min height.</p> <p>- 18'-3" to t.o slab (6'-9" difference)</p> <p>- 21'-9" to t.o. railing (3'-3" difference)</p>	<p>The 4th Avenue slopes 11.18' (el. 111.07' to el. 99.89') from James to Cherry street. As a result, the height of the facade greatly varies.</p> <p>The façade height at Cherry responds to adjacent City Hall by preserving views and sightlines from the public terrace at City Hall along Cherry Street and towards the water. Hence reinforcing positive urban form and views in the immediate area.</p>



Views From City Hall Terrace Diagram



# 8.3 Structure Width

## STRUCTURE WIDTH - URBAN DESIGN EVOLUTION

### CODE COMPLIANT SCHEME



### Description

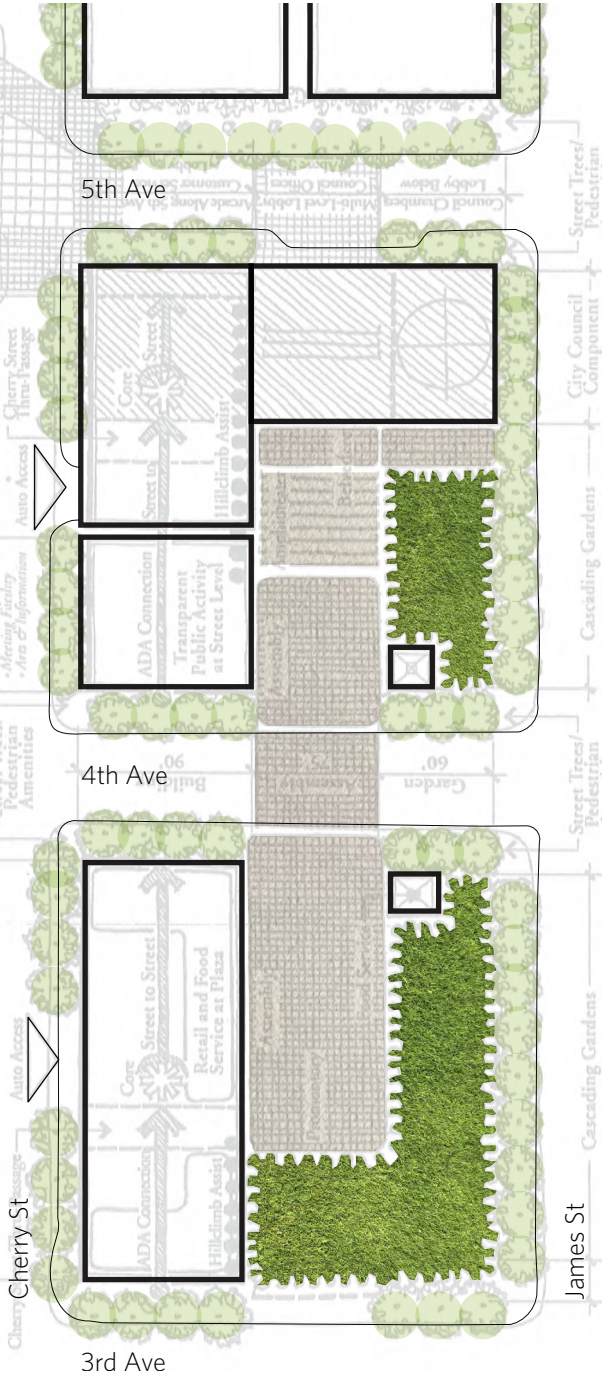
On a standard Seattle DMC zoned lot under SMC

To comply with the 120' structural tower width and 80' tower separation spacing, the two towers would be placed at either end of the site which would block all views

### Disadvantages

- Blocks 100% views through the site
- Doesn't acknowledge the Civic Precinct plan
- Does not acknowledge immediate urban context

### CITY OF SEATTLE CIVIC MASTERPLAN GUIDANCE(1999)



### Description

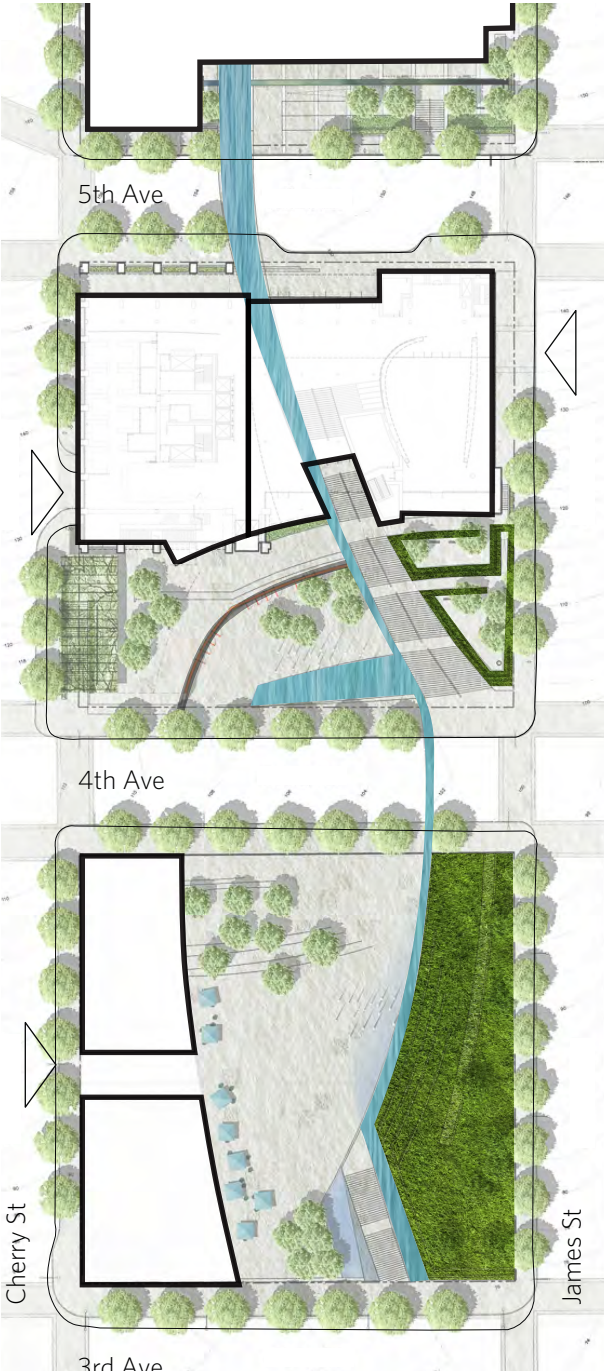
Seattle's 1999 Civic Centre Masterplan provided the framework to create a new heart for the city of Seattle. The plan sought to activate public space, maximize sunshine, celebrate the site's steep topography, prioritize public views towards the water and the mountains, extend Cherry Street's streetscape etc. The original scheme illustrated below incorporated a central open space as well as a series of green terraces along James street.

### Goals

- Honors the Civic precinct
- Maintains Public Views and Views to the Water
- Celebrates the Slope
- Activates Public Space
- Extend the Urban Edge of Cherry St



# GGN & BCJ MASTERPLAN (2005)



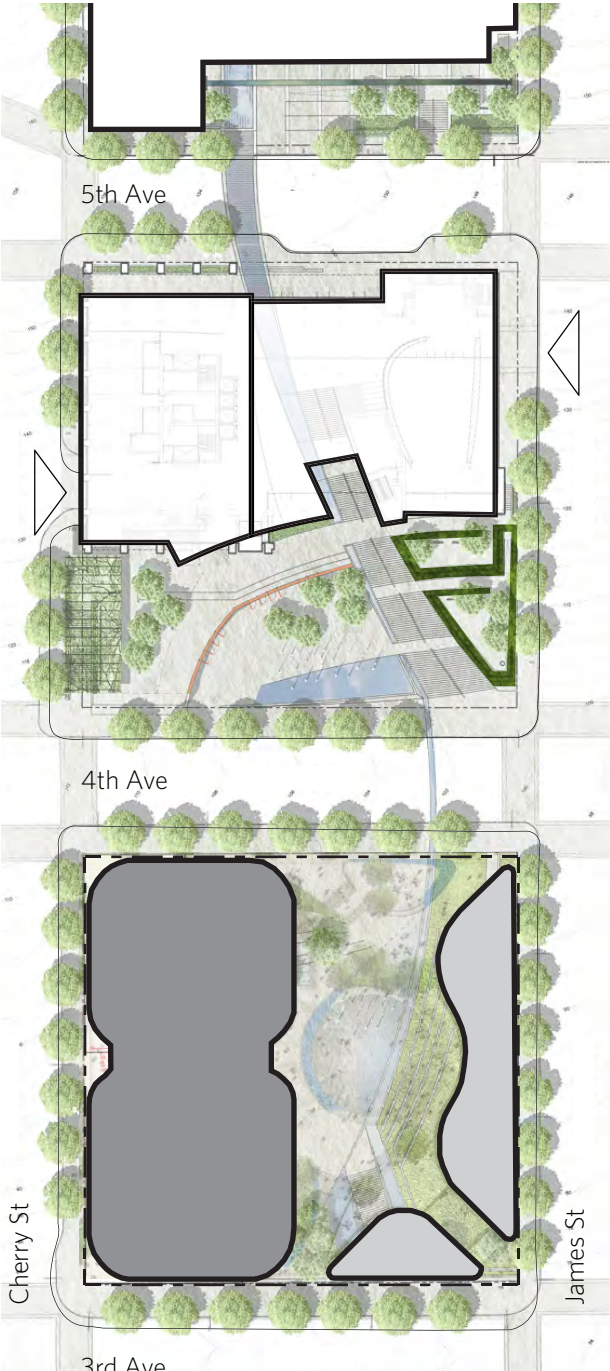
## Description

Gustafson Guthrie Nichol and Bohlin Cywinski Jackson's 2005 Masterplan and City Hall Building evolved from the previous 1999 masterplan introducing curves and an element of water. This water feature flows from the Justice Center all the way down to the plaza.

## Goals

- Continuation of the 1999 Civic Masterplan
- Unite the Civic Precinct with a Continuous Water Feature
- Multi-level public place and terraced gardens address 4th Avenue

# PREVIOUSLY APPROVED SCHEME



## Description

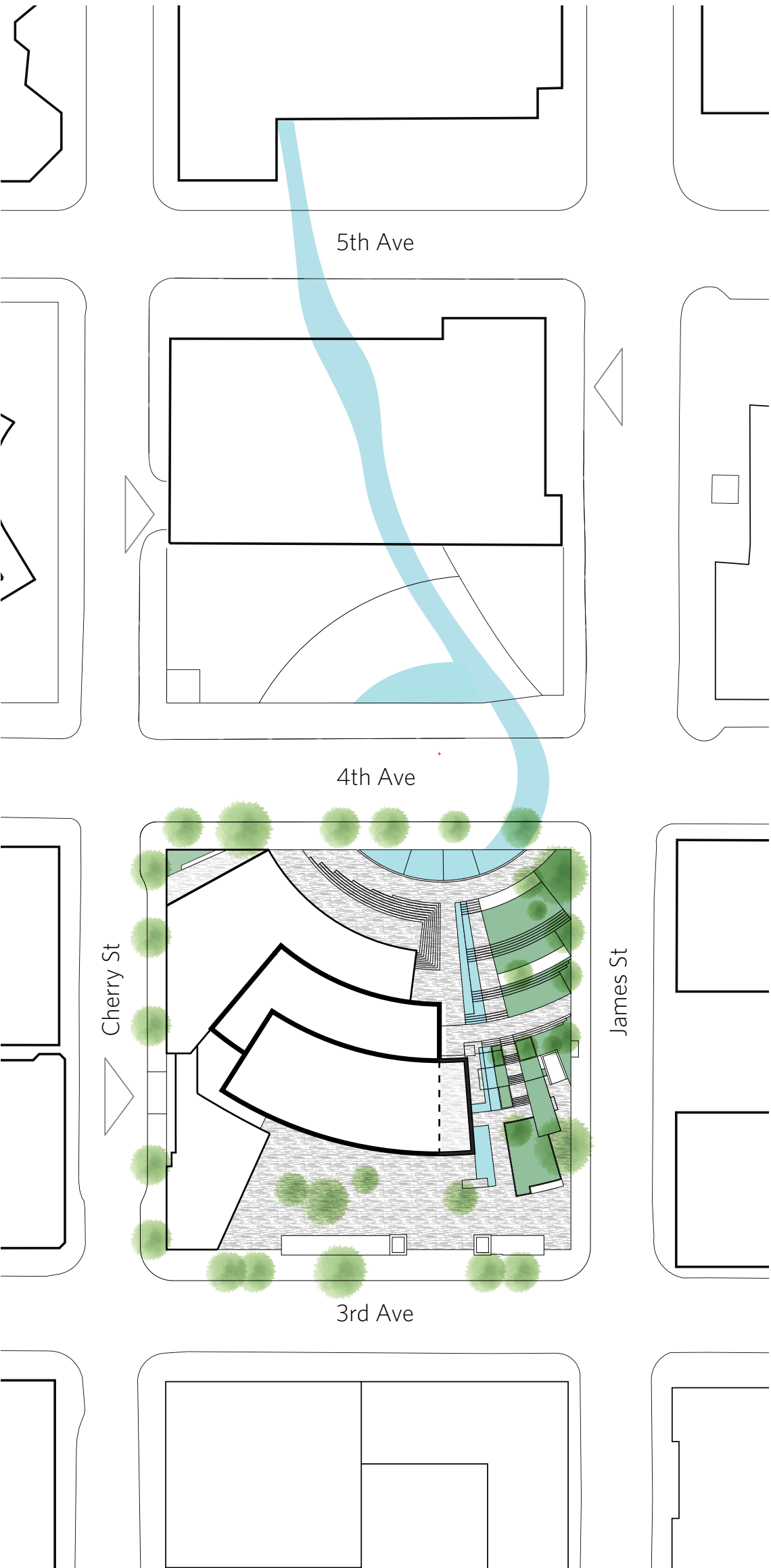
The previously approved design on the subject site was a commercial tower with residential units and street level retail, as well as below grade parking facilities. It houses public space to tie into its urban fabric as well as a central amphitheater to provide a performance space.

## Disadvantages

- Plaza disconnected from 3rd Ave and James Street
- Public open space functions more internalized as a courtyard then a public plaza
- Massive podium
- Did not address existing Sound Transit Station



CURRENT SCHEME



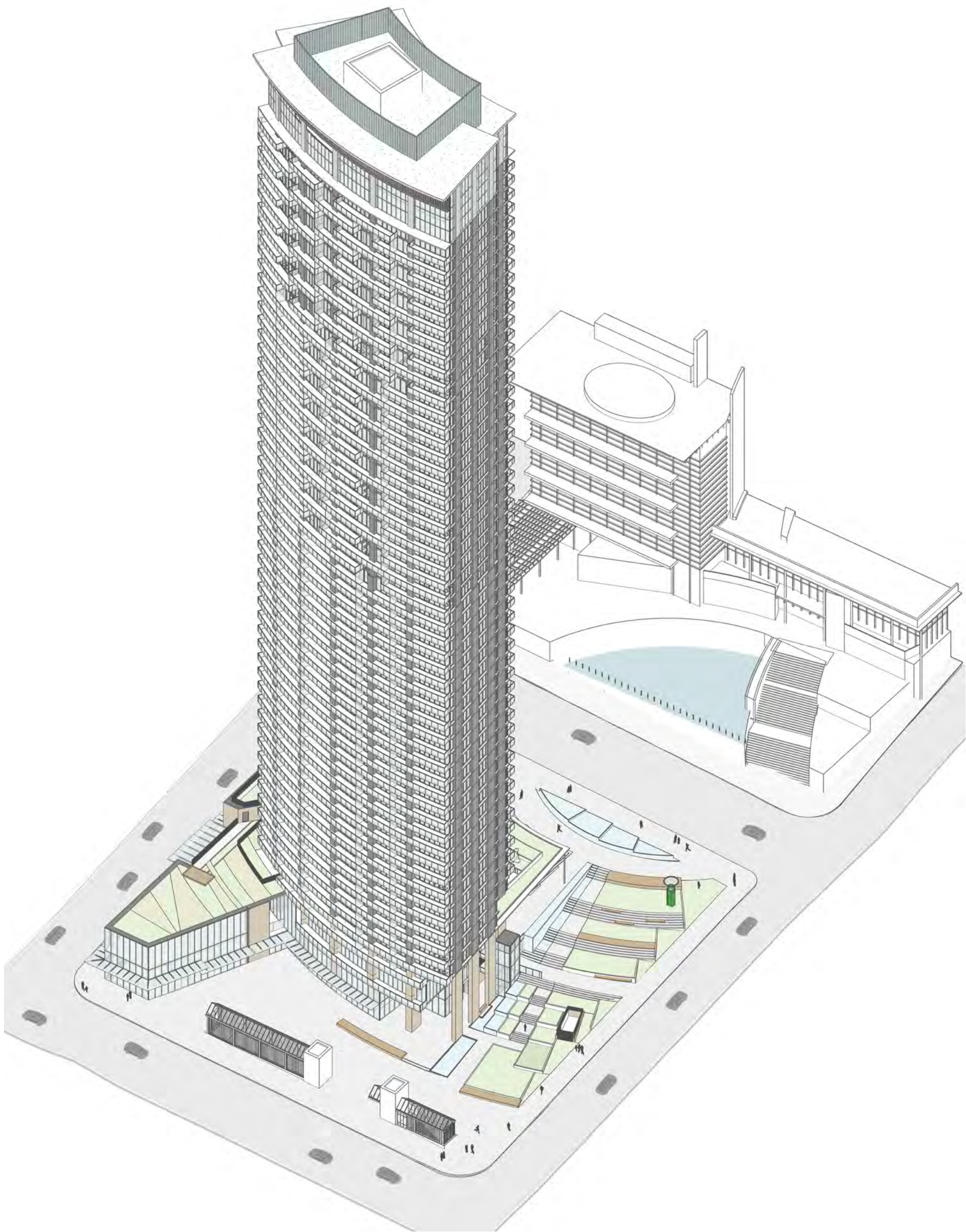
Goals

- Honor Civic Center Master Plan
- Completion of the circular geometry
- Continuation of the water element
- 4th Avenue treated as a ceremonial street
- Protect Critical Views from City Hall
- Open Space accessible from 3 adjacent streets
- Creates an, activated open space connected to all 3 adjacent streets
- Ensure accessible public open space by dropping previously approved schemes podium
- Follows natural topography therefore allowing direct pedestrian access from James Street

Note

- Under the Seattle Municipal Code, one could build 2 towers at a density of 1,134,212 SF  
*Calculation:*  
*440' max residential height*  
*65' high, full lot podium + 375' tower:*  
*Podium: 241'x111'x6(levels) = 160,506 SF*  
*Tower: 10,700sfx38(levels)= 406,600 SF*  
*Total: 567,106 SF*  
*2 Lots: 1,134,212 SF residential density*
- However, under the civic precinct guidelines and City of Seattle requirements only a single tower is allowed. Our proposed scheme has 621,000 sf of density, therefore approximately 513,212 SF of density is lost.







# STRUCTURE WIDTH - HISTORY OF SCHEME

## EDG1 - OPTION 1



## Description

In this scheme, the tower was placed to the South West corner of the site, allowing further separation from City hall and adjacent Columbia Center and Grand Central Garage towers.

Vehicular access is off of both Cherry St and James St. Loading and parking are located underground.

Although this is a tower with a compliant tower width, there were many disadvantages with this scheme as outlined below.

## Advantages

- View from City Hall's steps respected
- Extension of the City Hall's steps
- Large open public plaza (25,000sqft)
- Improved separation from neighbouring towers

## Disadvantages

- View from City Hall & its elevated plaza are obstructed
- Minimal tower separation from tall neighboring towers
- Proximity to proposed 4/C tower
- Doesn't honor Seattle's Civic Masterplan
- Two curb cuts (One on Cherry St, the other on James St)
- Exposes more vehicular circulation, loading access
- Open space isn't as successful on 4th or James Street
- 4th Ave Podium does not relate to City Hall
- Tower is pinched to the Transit entry
- Doesn't respond to heritage buildings and blocks the Arctic Club

## EDG1 - OPTION 2



## Description

In this scheme, a curved tower was introduced to the West of the site, allowing additional separation from City Hall, Columbia Center and the Grand Central Garage Towers.

Vehicular access is off of Cherry St, and loading and parking are located underground.

The public plaza is located to the eastern portion of the site, to extend City Hall's steps and plaza South to 3rd Avenue.

## Advantages

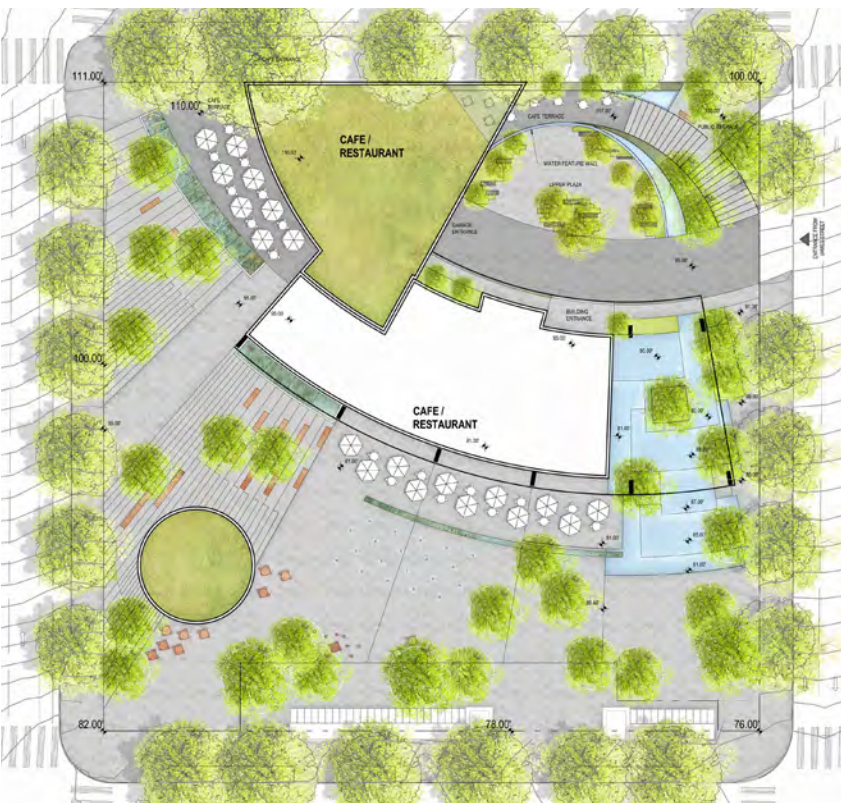
- View from City Hall's steps respected
- Clearly defined extension of the City Hall's steps
- Large open public plaza (25,000sqft)
- Improved separation from neighboring towers

## Disadvantages

- View from City Hall & City Halls' elevated plaza obstructed
- Access to parking is difficult as site slopes down towards James St
- Introduces a drive court along Cherry Street
- Doesn't maintain a strong street wall along Cherry Street



EDG1 - OPTION 3 - **SUPPORTED SCHEME**



Description

This was the Boards preferred scheme in EDG1. This curved tower is placed to the East of the site, allowing even further separation from City Hall, Columbia Center and Grand Central Garage towers.

The tower is lifted off the ground to visually extend and connect City Hall’s plaza to 3rd Avenue, whereas the public plaza is located to the western portion of the site, to maximize afternoon sun.

Vehicular access is off James St. Loading and parking are located underground.

Advantages

- View from City Hall's Plaza and steps respected by lifting the eastern portion of the building off the ground
- Large open public plaza (25,000sqft)
- Open, unobstructed view from City Hall & it's elevated plaza
- Greatest separation from neighboring towers
- Access to parking is easy as site slopes up towards Cherry St
- Tower geometry responds to City Hall

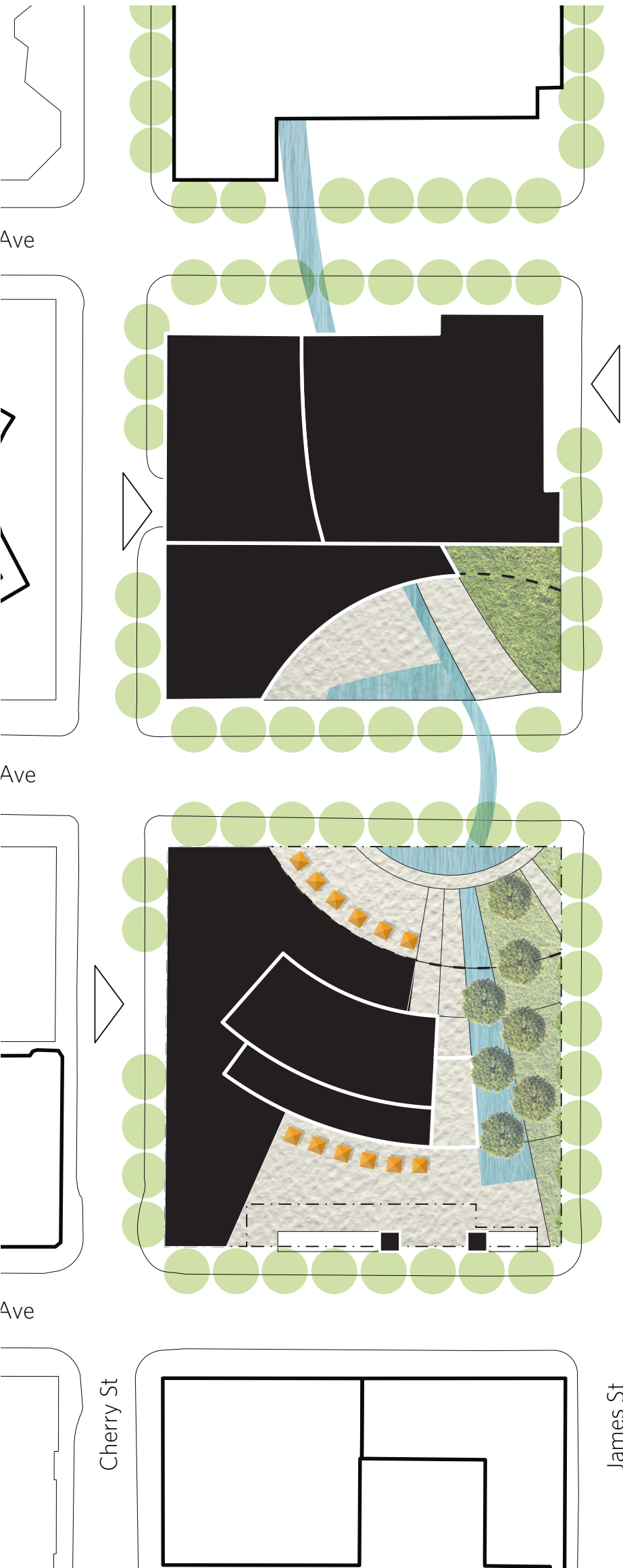
Disadvantages

- Vehicular entrance off James Street
- Lack of Street Wall Presence off Cherry Street



# STRUCTURE WIDTH - HISTORY OF SCHEME

## EDG2 - SUPPORTED ON JANUARY 2, 2018



## EDG2 - RESPONSE TO BOARD

### Pedestrian & Vehicular Flow

- Vehicular access limited to Cherry Street side
- Loading and garbage activities located underground
- Sunken zones eliminated
- Landscape flush to the sidewalk and dedicated to pedestrians

### Location of the Mass on Site

- Clear upper and lower open spaces
- Upper open space mirrors City Hall plaza across 4th Ave
- Activates City Hall
- Water feature conceptually down from City Hall
- Views from City Hall are preserved and framed

### Street Edges

- Street wall edge added along Cherry Street

### Open Space Concept

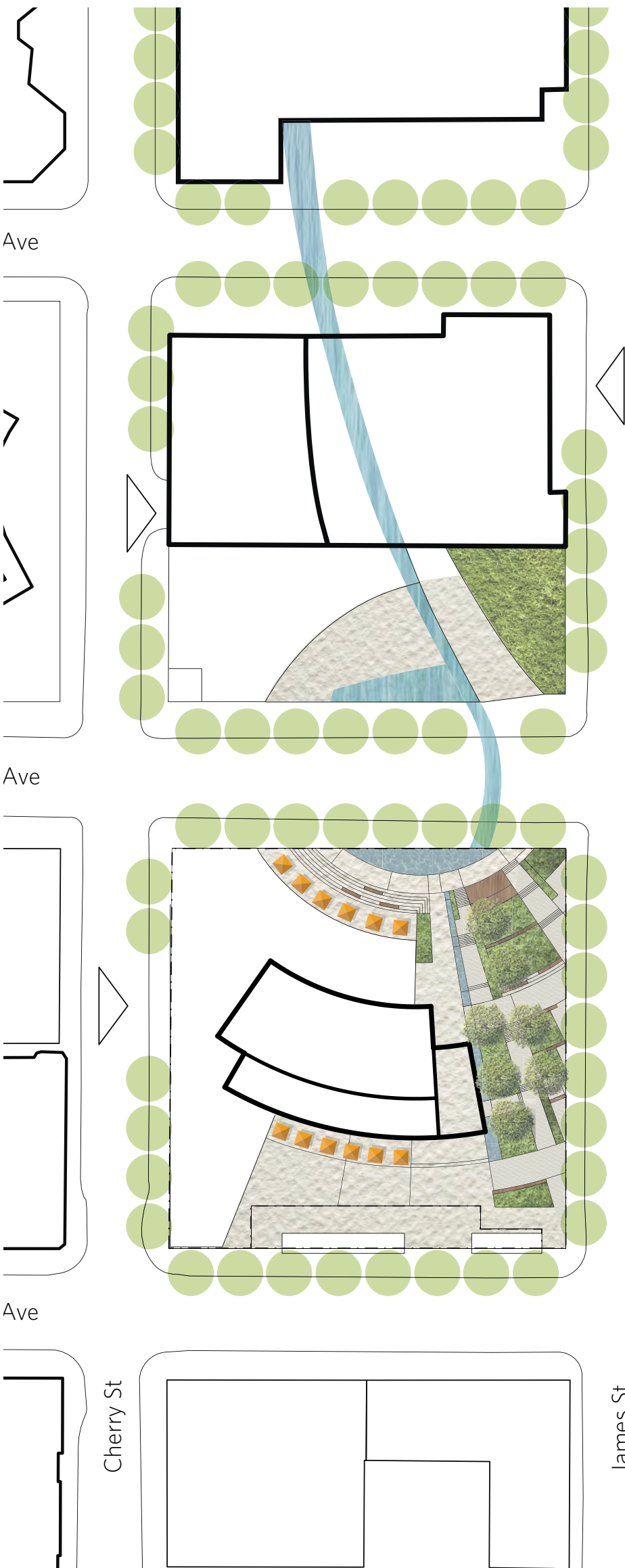
- Upper plaza's radial geometry playfully responds to City Hall
- Retail frontages respond to human scale
- Retail frontages positioned near transit station entrances to animate the area

### Massing Options

- Streetwall and retail activation of Cherry street integrated
- Curvilinear form from Options 2 and 3 maintained



INITIAL RECOMMENDATION MEETING - APRIL 2, 2019



INITIAL RECOMMENDATION  
- RESPONSE TO BOARD

Pedestrian & Vehicular Access

- Consolidated vehicular and loading access maintained
- Width of vehicular entrance reduced
- Retail frontage on Cherry Street increased
- Large Canopy added to introduce the entrance
- Accessibility at entrance resolved
- Second residential entry added off 4th Ave

Street Edges

- Transparency of retail extended to street

Location of Tower on the Site

- 3 Distinct Public Open Spaces presented
- Tower rotated and shifted northeast to open the lower plaza while maintaining views from 4th Ave to 3rd Ave
- Lifted tower overhang maintained to keep views through the site

Open Space Concept

- Water feature lowered and stepped
- Elevator added for accessible route through site
- Terraced landscape ties into the sidewalk to avoid blank walls
- Water feature reduced
- Areas for seating/pause integrated
- Plaza surfacing to run to the Pioneer Square Station to ensure Cohesion

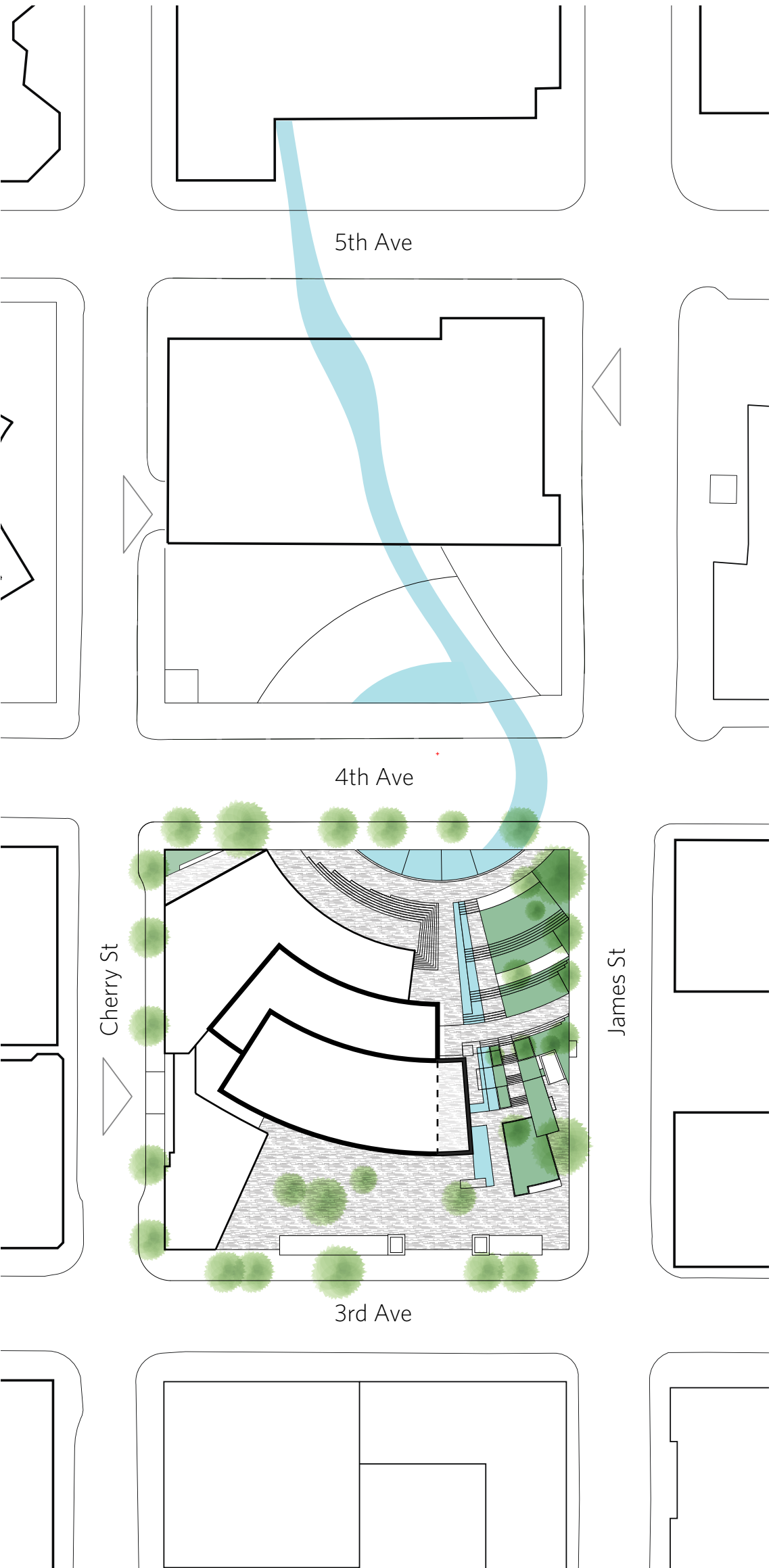
Tower Materiality & Form

- Balcony expression relates to the interior
- Natural stone introduced at base of tower to contrast adjacent heavy masonry buildings
- Tower's rooftop refined, stepped and articulated to reduce bulk



STRUCTURE WIDTH - HISTORY OF SCHEME

CURRENT SCHEME



CURRENT RESPONSE  
TO BOARD COMMENTS

Street Edges

- Cherry St activated by adding a retail entrance at the Corner of 4th Ave
- Continuous weather protection along Cherry St provided
- Columns relocated to ensure a welcoming/ accessible arrival plaza
- Visual overlook from Arrival Plaza to the Lower Plaza added
- Height and bulk of gas meter enclosure reduced

Open Space

- Way finding to the elev. from 3rd Ave and the Lower Plaza clarified
- Upper plaza steps designed as both seats/ steps
- Trees and structures positioned in Lower Plaza to ensure max flexibility
- Elevator to have glass walls
- Landscaping and site furniture near corner of James and 3rd re-arranged to ensure ample space and flexibility in this area

Location of the Tower

Refer to Section 2.0 for more information (Comment 6A)

Tower and Materiality

- Vertical structural members to be clad in metal panel
- Structure to visually blend in with the curtain wall

Lighting and Signage

- Signage lighting revised to ensure signage lights are only provided below canopies.

Refer to Section 2.0 for more information



## DESIGN GUIDELINES COMPLIANCE

### Site Planning and Massing

**A1 Respond to the Physical Environment:** Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site

A1.1. Response to Context:

- B. Site having dramatic topography or contrasting edge conditions
- C Patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions
- D Access to direct sunlight - seasonally or at particular times of day
- E Views from the site of noteworthy structure (Smith Tower)
- G. Proximity to a regional transportation corridor (Sound Transit)

Many physical traits of the environment have led the proposed building to be positioned, shaped and sized as it is:

- Maintain views towards the Smith Tower
- Maintain views from City Hall's rooftop plaza
- Maintain flexibility at the Pioneer Square Transit Station & easement
- This scheme responds to the curvilinear geometry of City Hall
- Integrates the plazas with the steep topography, allowing direct access to public open space from the sidewalk

A1.2. Response to Planning Efforts:

This scheme is on a unique site within Seattle's Civic Precinct. This scheme has been strategically placed and positioned to responds to the curvilinear geometry of City Hall based on the Civic Masterplan put forth by GGN & BCJ. Without the added width or departure, the same relationship could not be as evidently achieved.

**A2 Enhance the Skyline:** Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile

A2.1. Desired Architectural Treatments: Use one or more of the following architectural treatments to accomplish this goal.

- A. Sculpt or profile the facade

The massing of the tower is responding to both a pedestrian skyline and distant skyline views. As a pedestrian, it becomes apparent that it's shape has been sculpted in a curvilinear fashion which playfully responds to the adjacent Columbia Centre. The curved facade also provides interest and an interesting juxtaposition to typical flat facades while looking at the skyline.

### Architectural Expression

**B1 Respond to the neighborhood Context:** Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B1.1. Adjacent Features and Networks... Arrange the building mass in response to one or more of the following, if present:

- A. A surrounding district of distinct and noteworthy character
- B. An adjacent landmark or noteworthy building
- C. A major public amenity or institution nearby
- D. Neighboring buildings that have employed distinctive and effective massing compositions
- F. Direct access to one or more components of the regional transportation system

The tower's shape and width has evolved and been modified due to the neighborhood context:

- Curvilinear feature responds to City Hall, a major public amenity across the street
- Tower's podium responds to the height and scale of nearby historic buildings (ex: Arctic Club). To preserve this scale, character and relationship, the tower has been setback from the street.
- The tower and podium have been setback from 3rd Avenue in order to allow maximum flexibility for future transit expansion

Without the departure, these traits would be compromised.

**B2 Create a Transition in Bulk and Scale:** Compose the massing of the building to create a transition to the height, bulk and scale of development in nearby less-intensive zones

B2.1 Analyzing Height, Bulk and Scale:

- E. Height, bulk and scale relationships resulting from lot orientation

B2.2 compatibility with Nearby Buildings

- I. Architectural massing of building components

B2.3 Reduction of Bulk

- I. Increasing building setbacks from the zone edge at ground level

The tower has been positioned to the center of the site:

- In order to have the height and scale of the podium respond to nearby historic buildings, (i.e.; tower setback from street edge).
- The Tower is also setback to reduce bulk on the street
- The curvilinear tower is compatible with both City Hall's and the Columbia Center's curvilinear geometry.

**B3 Reinforce the Positive Urban Form & Architectural Attributes of the**

**Immediate Area:** Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development

B3.1 Building Orientation

The building has been orientated to respond to the City Hall, and to allow open spaces to be positioned along three of four street edges. Furthermore, parking and vehicle accesses have been positioned away from all public open spaces, off of Cherry Street, as agreed upon in past Early Design Guidance.

B3.2 Features to Complement

As previously noted, the design responds to City Hall, nearby historic buildings, while being setback to allow future transit flexibility and public open spaces to spill out onto three of four streets.

**B4 Design a Well-Proportioned & Unified Building:** Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

B4.1 Massing: consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- A. Setbacks, projections, and open space

The curvilinear massing concept derived from the Masterplan and City Hall across the street is carried throughout the entire project in order to showcase a coherent architectural concept that emphasizes it's relationship to the civic precinct and importance of it's public open space in relationship to City Hall. The curvilinear expression is carried through from the massing geometry, to the organization of the public open space.

The public open space is defined as three distinct spaces: an upper plaza along 4th Avenue, Garden Terraces along James Street and a Lower Plaza at the edge of Pioneer Square Station along 3rd Avenue. These have been sized based on their function, and positioned in order to make the plaza accessible to the public from as many sides as possible. Thus positioning the tower towards the center of the site. Without the tower width departure, the quality of the public open space would be diminished or the flexibility of the future transit improvements decreased.

### The Streetscape

**C1 Promote Pedestrian Interaction:** Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

C1.2 Retail Orientation: consider configuring retail space to attract tenants with services that spill out onto sidewalks

C1.3 Street-Level Articulation for Pedestrian Activity: Consider setting portions of the building back slightly to create spaces conducive to pedestrian-orientated activities...

The pedestrian experience is more important on this site than any other typical site in Seattle. Public open spaces have therefore been strategically positioned on as many sides of the site as possible and surrounded by retail to ensure these spaces are animated. Furthermore, these spaces have been sized to ensure retailers can spill out onto these areas. The building has therefore been positioned towards the center of the site to achieve this.

### Public Amenities

**D1 Provide Inviting & Usable Open Space:** Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

D1.2 Open Space Features: Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance the building's setting.

See comment C above.

D1.3 Residential Open Space: Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. In addition, the following should be considered:

Residential amenity and open space has been located on the rooftop of the podium which has also resulted in the tower being setback from the street edge.

### Vehicular Access and Parking

**E3 Minimize the Presence of Service Areas:** Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

E3.1 Methods of Integrating Service Areas: Consider incorporating one or more of the following to help minimize these impacts:

- A Plan Service areas for less visible locations on the site
- Locate the opening to the service area away from the sidewalk

Service areas are located within the building, away from all public spaces. As per previous board recommendation meetings, a single vehicular entry has been added off of Cherry Street. The location of the vehicular entry was determined due to the steep topography of the site and resulted in a very prescriptive location for loading, drive aisles ect. Furthermore, this has also helped prescribe the location of the tower on the site, and it's resulting shape and width.



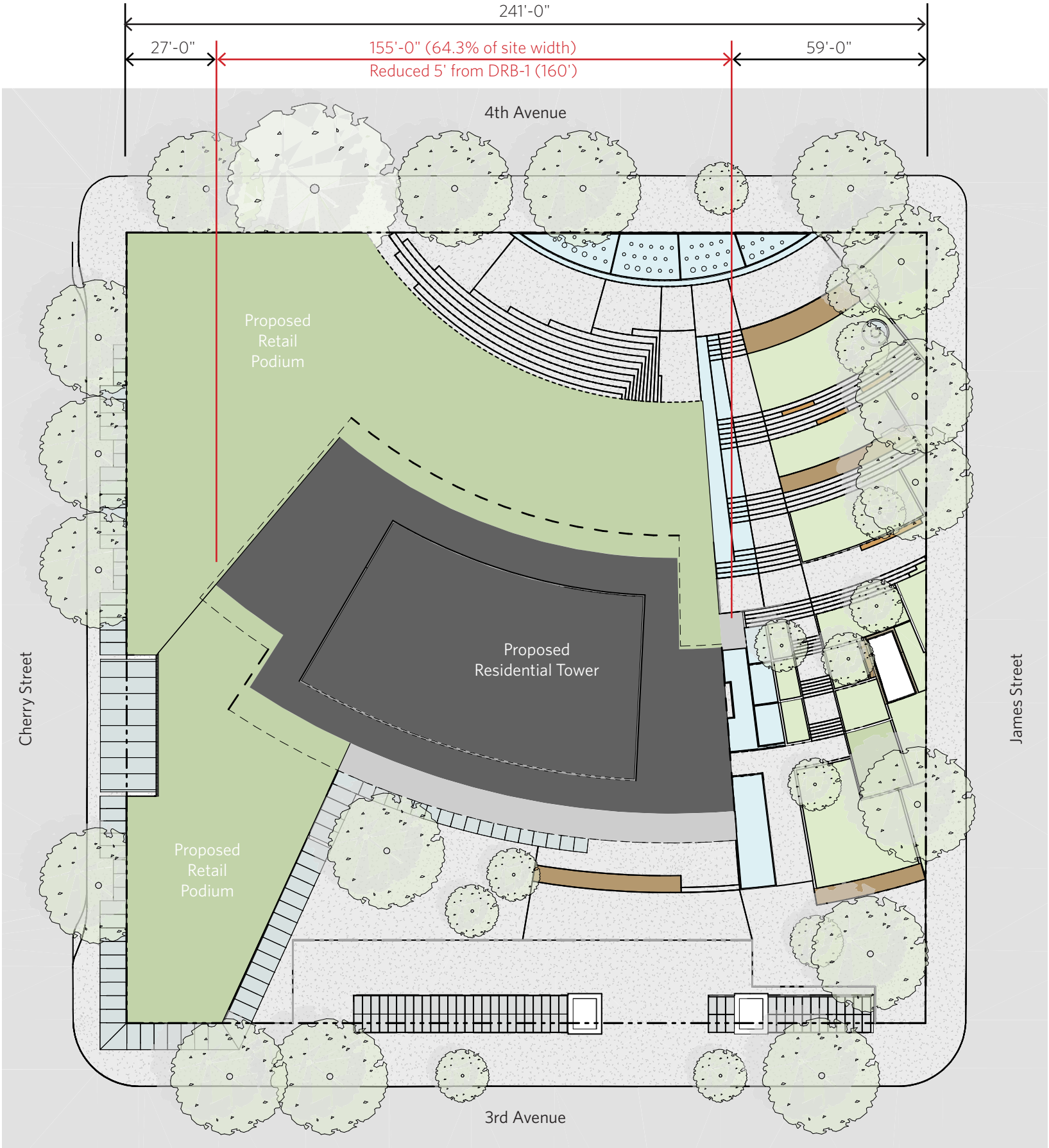
23.49.058 Upper-Level Development Standards (Tower Width)

Requirement

The max. facade width for portions of a building above 85 feet along the general north/south axis of a site (Parallel to the Avenues) shall be 120' or 80% of the width of the lot measured on the Avenue, whichever is less.

Requested Departures

#3 - Allow for the tower width greater than 120' parallel to the Avenues side. An additional 35' is proposed.





# SUMMARY

## Structure Width - Design Guidelines

- Compliance with Design Guidelines
- Compliance with Civic Precinct
- Compliance with 25,000 sf of open space

### Result

- Tower location options are limited
- Special, unique site (i.e. not a precedent)
- Responds to current planning efforts
- Special Covenant of 25,000 sf of open space
- Mandates only 1 tower



9.0

Team



**Owner**

Bosa Development  
1300-2025 Willingdon Ave  
Burnaby BC V5C 0J3

**Design Architect**

James KM Cheng Architects Inc  
200, 77 West 8th Avenue  
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**Architect of Record**

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**Attorney at Law**

McCullough Hill Leary, PS  
701 5th Avenue  
Seattle, WA 92101

**Landscape Architecture**

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Vancouver, BC V6J 1K7

**Archaeology**

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1904 Third Ave., Suite 240  
Seattle, WA 98101

**Civil**

KPFF Consulting Engineers  
Suite 1600, 1601 Fifth Ave,  
Seattle WA 98101

**Environmental**

Ea Engineering, Science and Technology Inc.  
2200 Sixth Ave., Suite 707,  
Seattle, WA 98121

**Geotechnical**

Hart Crowser  
3131 Elliott Ave, Suite 600,  
Seattle, WA 98121

**Mechanical/Electrical/Plumbing/Lighting Design**

Rushing MEP Engineering and Sustainability Consulting  
1725 Westlake Ave N, Suite 300,  
Seattle, WA 98109

**Permit Consultants**

Permit Consultants NW  
17479 7th Avenue SW  
Normandy Park, WA 98166

**Shoring**

Ground Support  
16932 Redmond-Woodinville  
Rd NE, Suite 210  
Woodinville, WA 98072

**Smoke & Life Safety**

Coffman Engineers Inc.  
400 - 1101 2nd Avenue  
Seattle, WA 98101

**Structural**

Glotman Simpson  
1661 W 5th Ave  
Vancouver, BC V6J 1N5

**Surveyor**

Bush Roed & Hitchings Inc  
1513, 2009 Minor Ave E  
Seattle, WA 98101

**Transportation**

Transportation Engineering NorthWest (TENW)  
11,400 SE 8th Street, Suite 200  
Bellevue, WA 98004



# 10.0

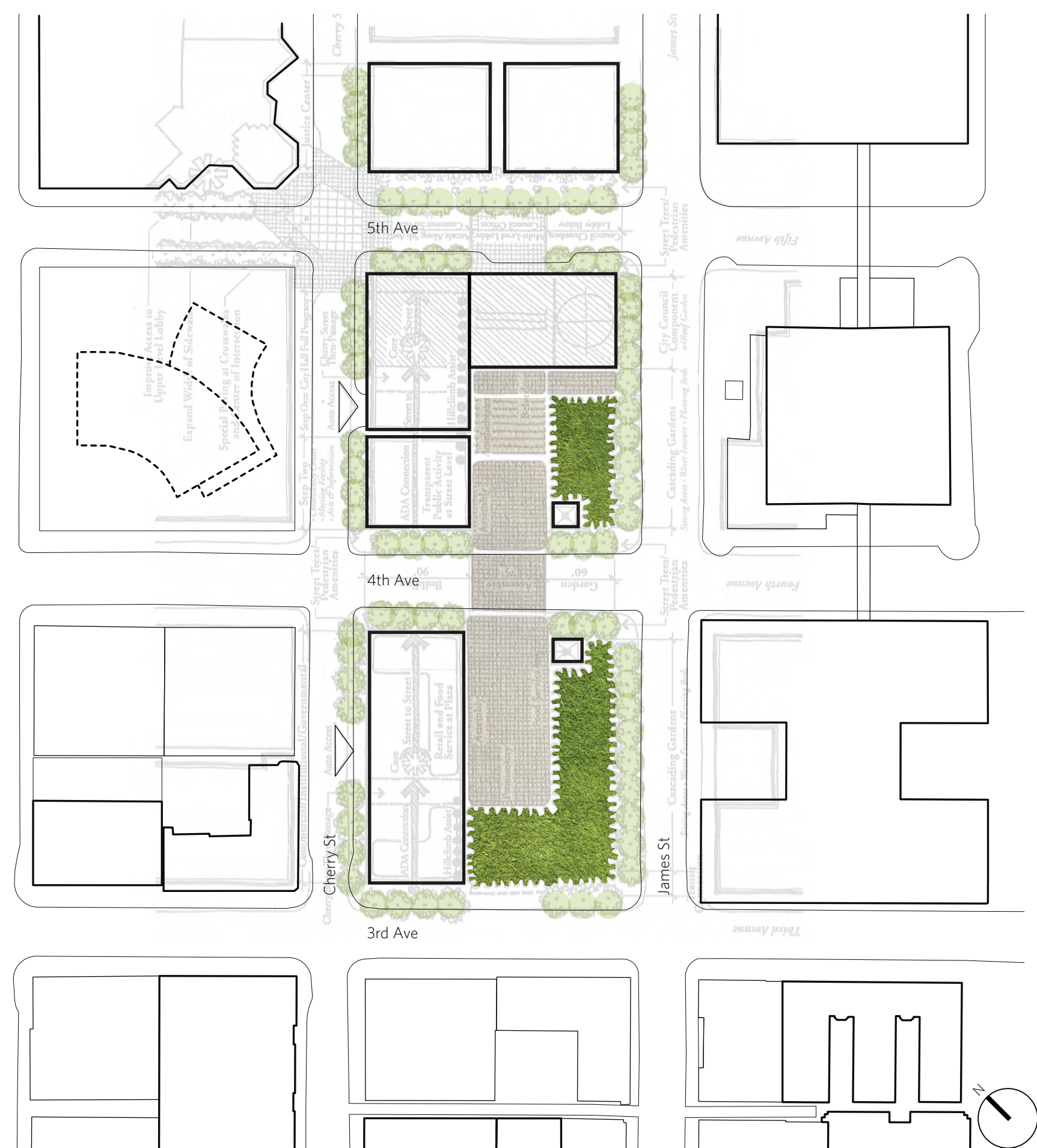
## Appendix



# A. Masterplan Analysis

## Seattle Civic Centre Masterplan 1999

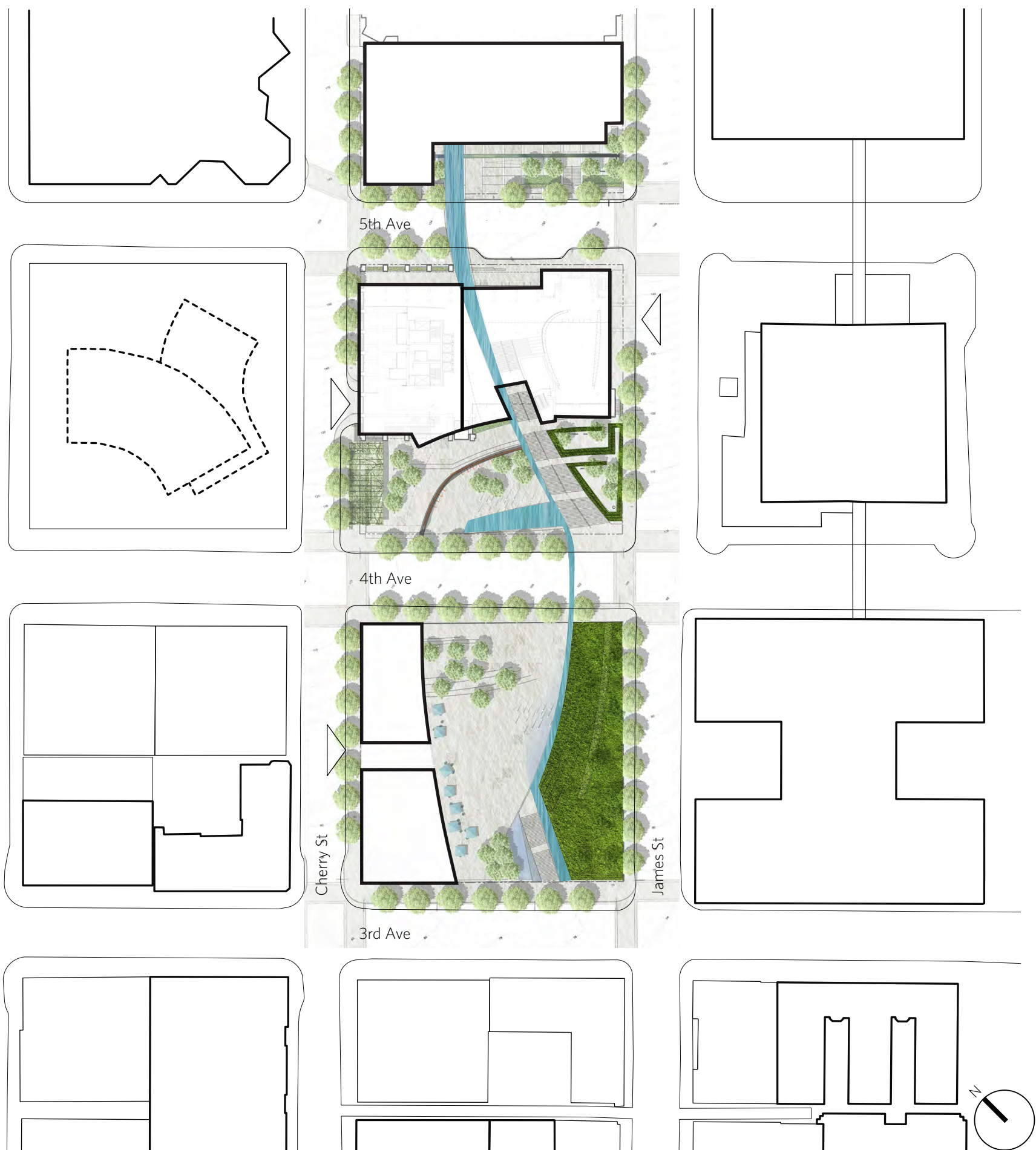
Seattle's 1999 Civic Centre Masterplan provided the framework to create a new heart for the city of Seattle. The plan sought to activate public space, maximize sunshine, celebrate the site's steep topography, prioritize public views towards the water and the mountains, extend Cherry Street's streetscape etc. The original scheme illustrated below incorporated a central open space as well as a series of green terraces along James street.





# GGN & BCJ Masterplan 2005

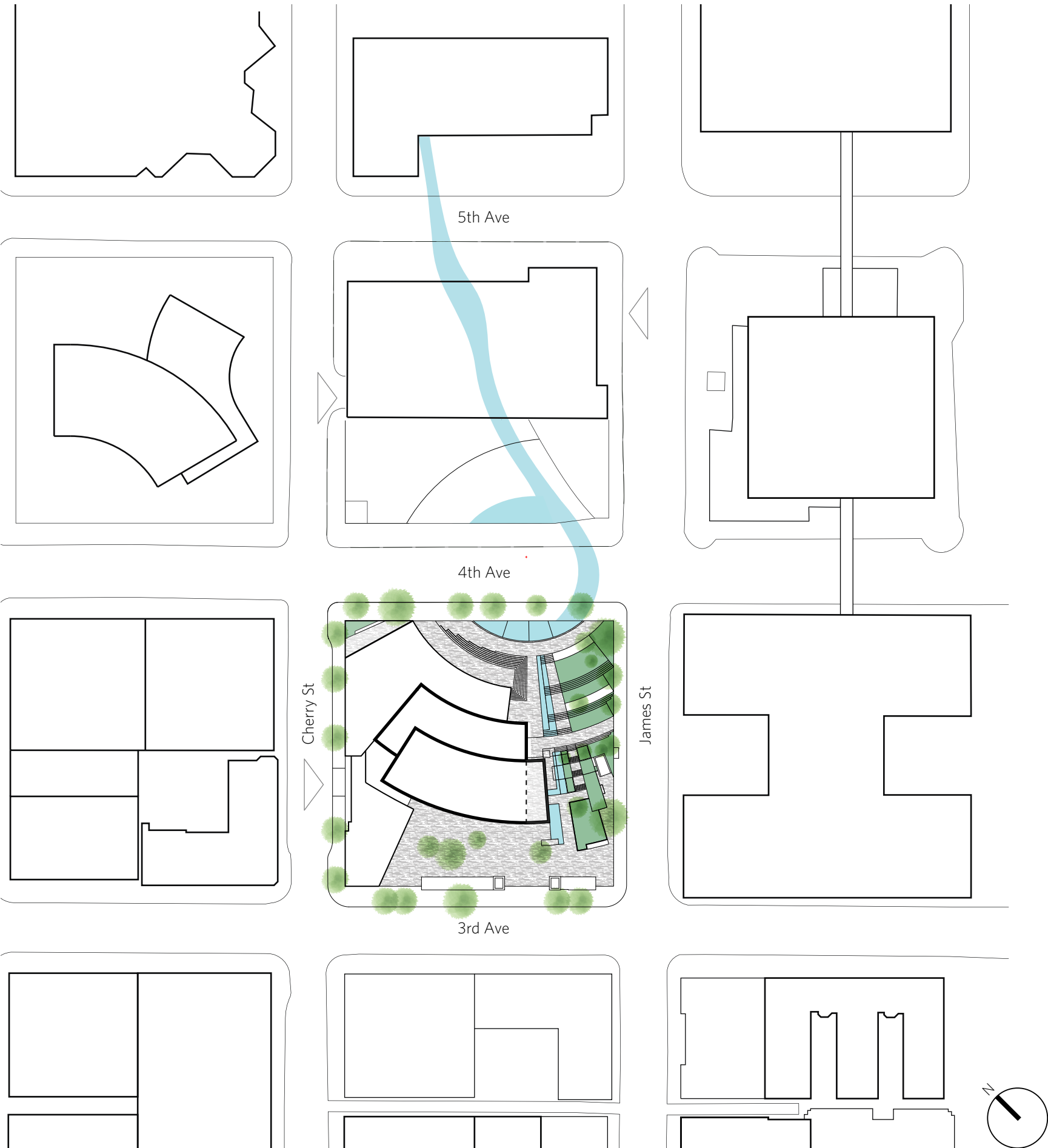
Gustafson Guthrie Nichol and Bohlin Cywinski Jackson's 2005 Masterplan evolved from the previous 1999 Masterplan introducing curves and an element of water. This water feature flows from the Justice Center all the way down to the plaza.





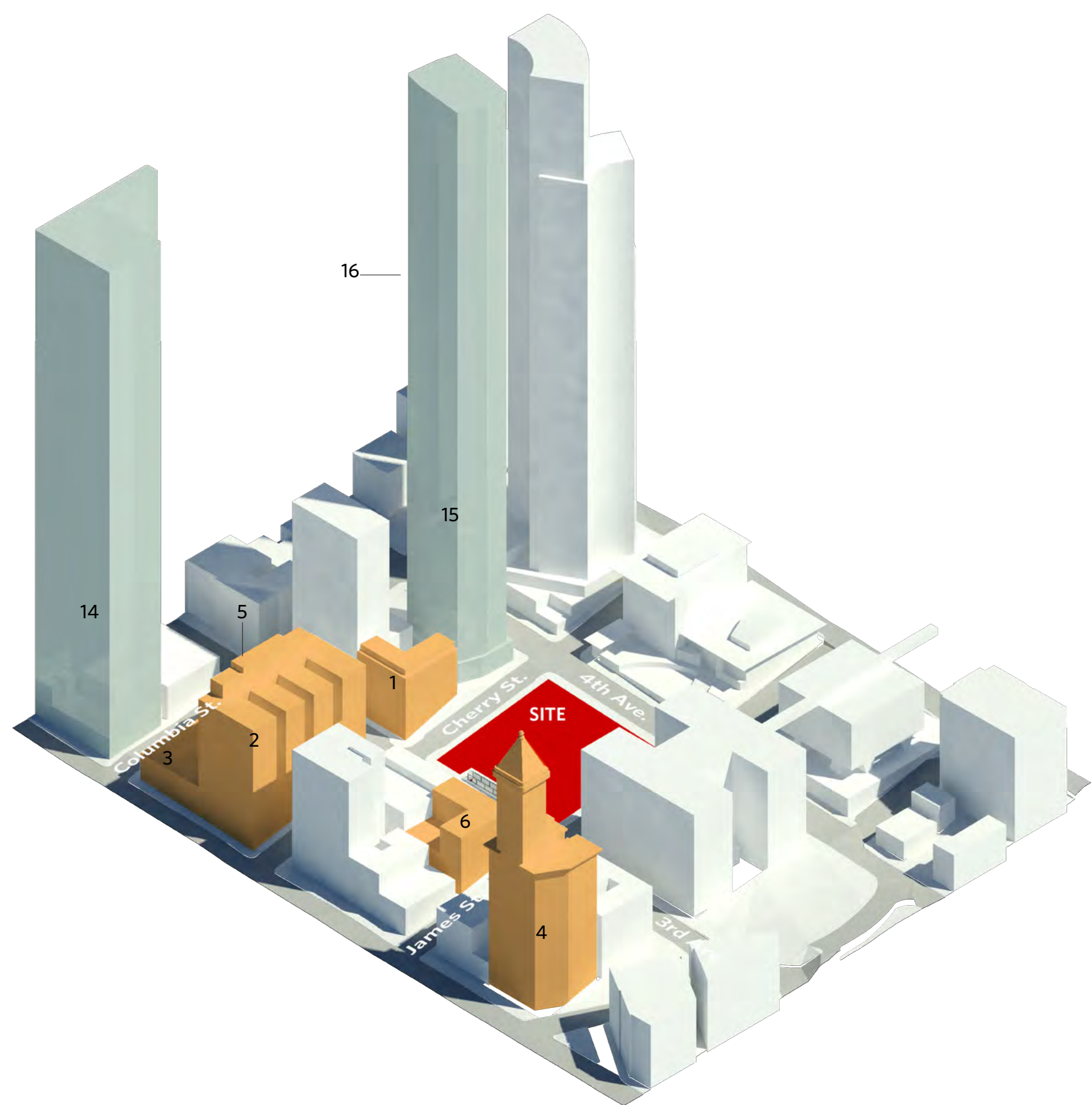
## Current Landscape Concept

The same radial geometry that influenced the building also influences the landscape design shown below. A series of terraces are introduced connecting both plazas and relating to the different retail spaces spread throughout the building and along Cherry Street. These animate the sidewalks, the plazas, and provide a variety of inviting, sunny and open spaces for the public to enjoy. Soft planting areas and areas for pause are also introduced in the landscape.





# B. Site Context



## Historic Buildings

- 1. Arctic Building, 306 Cherry St
- 2. Dexter Horton Building, 710 2nd Ave
- 3. Seattle National Bank, 720 2nd Ave
- 4. L.C. Smith Building, 506 2nd Ave
- 5. Chamber of Commerce, 215 Columbia St
- 6. Lyon Building, 607 3rd Ave

## Proposed Buildings

- 14. 888 2nd Avenue, proposed 60 story mixed use building with office and retail. NBBJ Architects
- 15. 701 4th Avenue, proposed 100 story building with residential, hotel, and retail. LMN Architects
- 16. 801 5th Avenue, proposed 43 story office and hotel building. Zimmer, Gunsul, Frasca Architects llp



## Surrounding Uses

The project site has an area of 57,306h sf. The frontage on 3rd Avenue and 4th measure 238' and the frontage on Cherry Street and James Street measures 225'. The site is currently a construction site due to the abandonment of a previous project.

The site is characterized by a steep topography, and slopes down 38' from the north corner of 4th Avenue (112') to the south corner (74'). The site also slopes down 16' from the east corner (98.5') to the west corner (82.5').

Neighboring buildings include predominant towers

and historical buildings. Immediately in the north-west frontage is a 100-story project tower with residential, hospitality, and retail. To the east of this tower, at 888 2nd Avenue, another 60-story tower is planned.

To the west of the site, two historical buildings with direct impact on the project can be found: the Arctic Club and the Dexter Horton Building. To the south corner, two other significant buildings face the site: the Lyon Building and the L.C. Smith Building. Furthermore, Seattle's oldest skyscraper can be seen from the site, built between 1910 and

1914 and measuring 522'. Another important building stands to the east of the site, City Hall. It has a strong relationship with its exterior public space; which includes plazas and a large staircase.

Pioneer Square, a light rail and bus station are also present at the south-west frontage. Due to its proximity to public transportation, the site offers excellent connections to the city of Seattle.





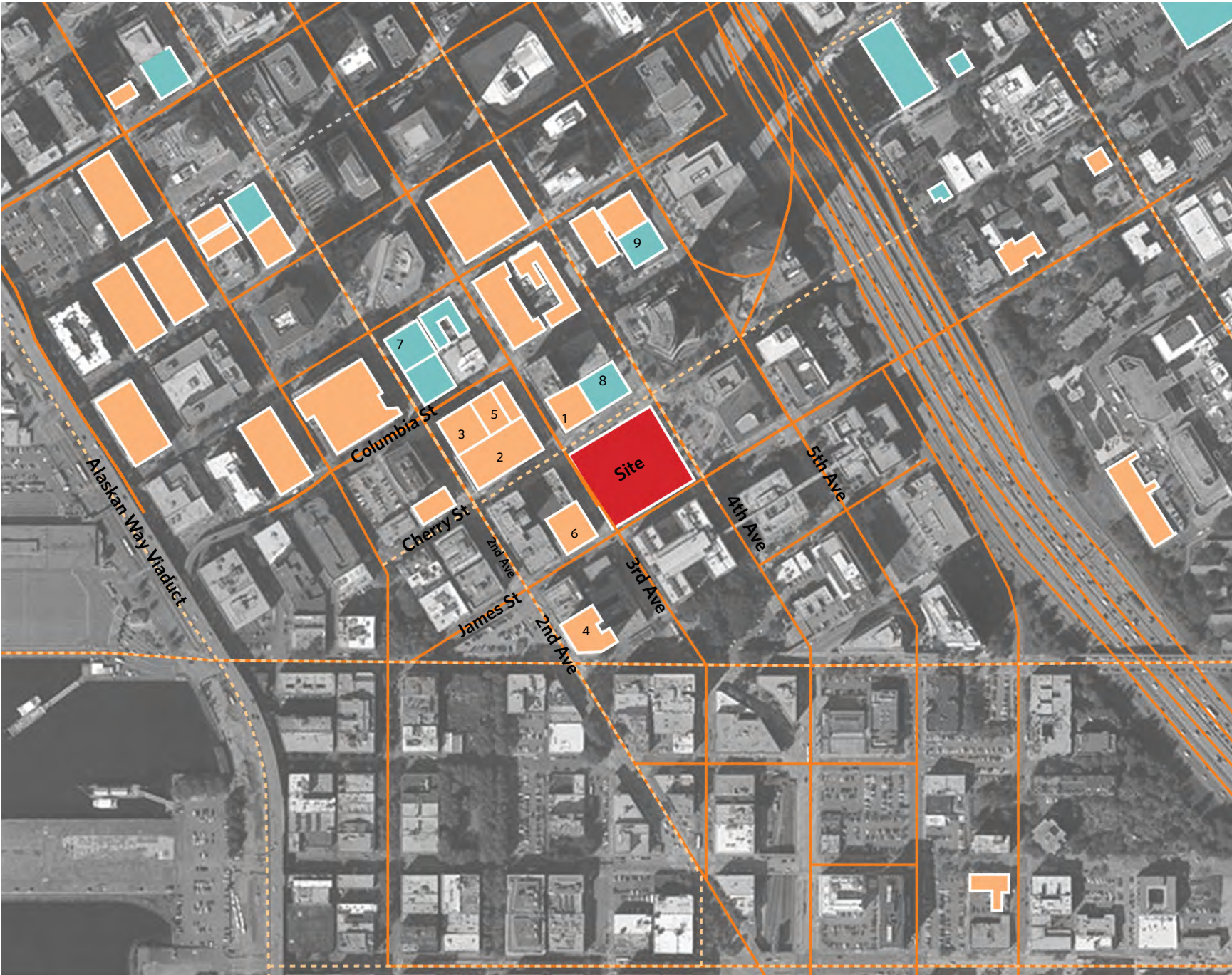
Neighborhood Vicinity Plan

Historical & Existing Buildings

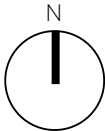
- 1. Arctic Building
- 2. Dexter Horton Building
- 3. Seattle National Bank
- 4. L.C. Smith Building
- 5. Chamber of Commerce
- 6. Lyon Building

Existing & Proposed Buildings

- 7. 888 2nd Avenue proposed 77 story mixed use building
- 8. 701 4th Avenue proposed 100 story mixed use building
- 9. 801 5th Avenue, proposed 43 story mixed use building

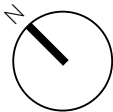
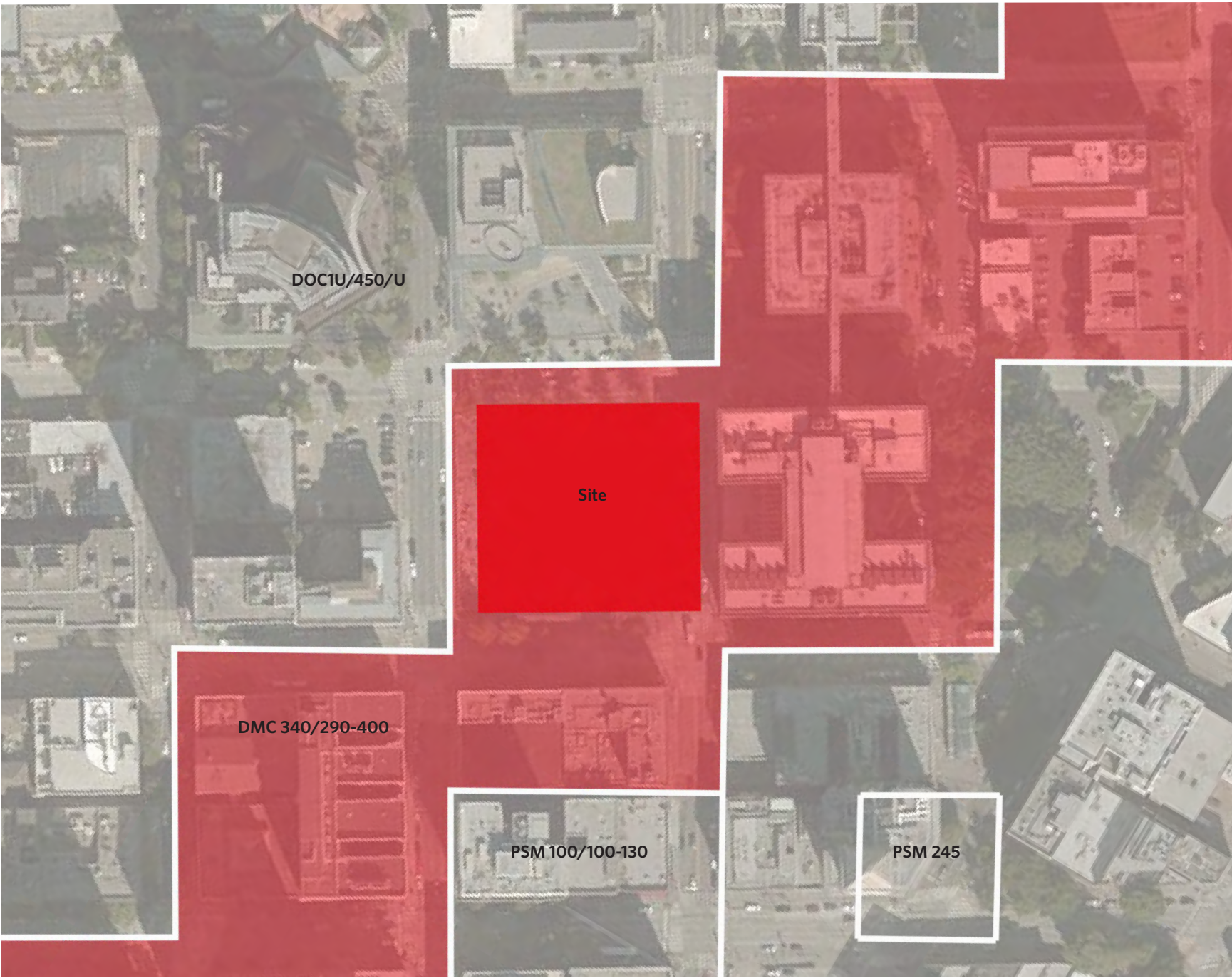


- 3rd & Cherry Site
- Historical/Icon Building
- Proposed Construction
- Bus Route
- Bicycle Route





Nine Block Existing Site Plan Conditions





# Nine Block Urban Site Analysis

Our urban and site analysis helped shape the proposal:

- 1. Create an active sloped plaza in relationship with City Hall and the commercial/business neighborhood.
- 2. Activate the pedestrian realm along the plaza with restaurant and retail.
- 3. Ensure the main access is centrally located within the building.
- 4. Locate vehicular access & loading areas along Cherry Street to ensure major streets (3rd Ave & 4th Ave) aren't disturbed.
- 5. Preserve views from existing buildings while offering views to the waterfront from the new proposed building.

